

PB# 95-21

GREER, GREGORY

70-1-4

Approved
12/28/95

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14707

June 27 1995

Received of Gregory & Gabriela Green \$ 200.00

Two Hundred 00/100 DOLLARS

For Planning Bd. # 95-21 Application Fee

DISTRIBUTION:

| FUND | CODE | AMOUNT |
|-----------|------|--------|
| ck # 2327 | | 200.00 |
| | | |
| | | |

By Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall

555 Union Ave.

New Windsor, NY 12553

NO. 95-21

June 26, 1995

RECEIVED FROM Gregory & Gabriela Green

Seven Hundred Fifty 00/100 DOLLARS

Site Plan Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00 CK # 2328

Balance Due \$ -0- Muras Mason, Secy. to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

P. Jappolo

Wilson Jones - Carbonless - \$1642 4W CL Duplicate - \$1644 4W CL Triplicate

MADE IN U.S.A.
© Wilson Jones, 1989

DATE January 2, 1996 RECEIPT NUMBER 95-21

RECEIVED FROM Greg Green's Specialty Automobiles

Address P.O. Box 212 - Cornwall, N.Y. 12518

DOLLARS \$ 2161.00

FOR Site Plan Bond

| ACCOUNT | | HOW PAID | | |
|-------------------|----------------|-------------|--------------|--|
| BEGINNING BALANCE | <u>2161.00</u> | CASH | | |
| AMOUNT PAID | <u>2161.00</u> | CHECK | <u>#3886</u> | |
| BALANCE DUE | <u>-0-</u> | MONEY ORDER | | |

P. Jappolo
BY Muras Mason, Secy. to the P.B.

DATE January 2, 1996 RECEIPT NUMBER 95-21

RECEIVED FROM Greg Green's Specialty Automobiles

| FUND | CODE | AMOUNT |
|-----------|------|--------|
| ck # 2327 | | 200.00 |
| | | |
| | | |

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By Donald H. Hanson
Town Clerk
 Title

Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, NY 12553
 NO. 95-21
June 26, 1995
 RECEIVED FROM Gregory + Gabriela Greer
Seven Hundred Fifty 00/100 DOLLARS
Site Plan Escrow
 Account Total \$ 750.00
 Amount Paid \$ 750.00 CK # 2328
 Balance Due \$ -0- Myra Mason, Secy. to the P.B.
P. Jappello
 "THE EFFICIENCY LINE" AN AMPAD PRODUCT

Wilson Jones • Carbonless • S1642 4W CL Duplicate • S1644 4WCL Triplicate
 MADE IN U.S.A.
 © Wilson Jones, 1989

DATE January 2, 1996 RECEIPT NUMBER 95-21
 RECEIVED FROM Greg Greer's Specialty Automobiles
 Address P.O. Box 212 - Cornwall, N.Y. 12518
Forty-Three 22/100 DOLLARS \$ 43.22
 FOR 2% of Cost estimate (\$2161.00) Inspection fee

| ACCOUNT | | | HOW PAID | | |
|-------------------|-------------|-----------|-------------|--------------|--|
| BEGINNING BALANCE | <u>2161</u> | <u>00</u> | CASH | | |
| AMOUNT PAID | <u>2161</u> | <u>00</u> | CHECK | <u>#3886</u> | |
| BALANCE DUE | <u>-0-</u> | | MONEY ORDER | | |

P. Jappello
 BY Myra Mason, Secy. to the P.B.

Wilson Jones • Carbonless • S1642 4WCL Duplicate • S1644 4WCL Triplicate
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|-------------------|--|--|-------------|--|--|
| BEGINNING BALANCE | | | CASH | | |
| AMOUNT PAID | | | CHECK | | |
| BALANCE DUE | | | MONEY ORDER | | |

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

15198

Received of Jan. 2 1996
Greg Greer's Specialty Auto. \$ 100.00
One Hundred 00/100 DOLLARS
 For P.B. # 95-21

DISTRIBUTION:

| FUND | CODE | AMOUNT |
|------------------|------|---------------|
| ck # <u>3884</u> | | <u>100.00</u> |
| | | |
| | | |

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Donald H. Hanson
Town Clerk
 Title



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

5 August 1996

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

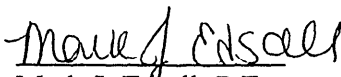
SUBJECT: GREER SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 95-21
FIELD REVIEW - 8/5/96

This memorandum shall confirm our field review of the subject site on the morning of 5 August 1996. Please be advised that it is my opinion that the site work has been completed in general conformance with the Site Plan, with stamp of approval date of 28 December 1995.

By copy of this memorandum, I am advising Larry Reis that any site completion guarantees (bonds) which may be posted with the Town can be released at the Town's earliest convenience.

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Respectfully submitted,


Mark J. Edsall, P.E.
Principal

MJesh

cc: James Petro, Planning Board Chairman
Larry Reis, Town Comptroller

8/6/96

cc: Larry Reis

PUBLIC HEARINGS:

GREER, GREGORY

Mr. Gregory Shaw of Shaw Engineering and Mr. Gregory Greer appeared before the board for this proposal.

MR. PETRO: Present it to the board, if Andy's not here for the public hearing, I'll hold off until he arrives but we can make the presentation. This is a public hearing, we'll listen to it first as a board and at such time we're ready, we'll open it up to the public. Just bring us up to date.

MR. SHAW: We originally came before this board probably about five months ago with respect to subject parcel. It's about a half acre in size, just a little less and it's located on Route 94 just a little bit east of the five corners and it's in a C zone. Presently on the site you have two structures, one is a building very close to the front property line of Route 94 which had been approved by this planning board as an office in years passed and in the rear was a structure about 22 feet wide and probably about 91 feet long. I guess you could call it a pole barn. At this point in time, our proposal is to utilize this site as a family-owned used car sales. It will consist of office space for the administration of the building. It will consist as a two bay service area and it will consist as a portion which will be used for used car storage. In the utilization of this site in the C zone, we are required to go to the ZBA which we did and we were successful in obtaining variances for lot area lot width, side yard, total side yard and building height. We're required to provide a total of 19 spaces on our site again that is for the office, four spaces per service bay and also additional parking for areas outside the service areas and as we're required to provide 19 spaces we're providing 19 spaces. The purpose of this public hearing tonight is really twofold because this is a service repair garage in a C zone, we're required to apply for a special permit from this planning board. And again, that requires a public hearing. Also with respect to the legal notice which was sent out to the property owners within 500 feet,

it's also a public hearing on the site plan itself. We're not proposing any improvements to the site and again the structures are existing, the macadam pavement is existing, yes, we'll stripe and create handicapped parking spaces, I guess the only physical change we're going to be making to the site is the installation of subsurface utilities to the rear building which again will be converted to a used car storage area and a two bay service area. That, Mr. Chairman, is a quick overview.

MR. PETRO: Greg, the easement in the rear of the property, is it so noted on the map?

MR. SHAW: No it is not, the maps have not changed since our previous visit to this board.

MR. PETRO: The applicant doesn't have a problem with making an easement for the drainage?

MR. SHAW: He went on record and you can confirm it.

MR. GREER: I'll go on record again as that I don't have a problem with the easement, I believe the fence is about 8 to 9 feet back into my property from the property line, I prefer not to move that fence and I believe that is enough area to work with if you had to create drainage.

MR. PETRO: I think so. Also, to get in there, what do you think, Mark, it would be hard to run a machine through it?

MR. EDSALL: For the easement, we should get 15 foot at this point, there's no improvements going in but when and if the town is looking to put something through the rear of all of these properties, we'll need all of 15 foot to go through with equipment.

MR. PETRO: You can still utilize the property over the easement. It's still your property.

MR. GREER: I'm kind of at your mercy but the first discussion I had I thought was ten feet. I thought it was a good idea because the water has to go away at

some point and I think it will, you know, if we do something about it, so if it is 15 feet that you guys think you need to do that, then I'll give 15.

MR. EDSALL: Am I recalling correctly, I think 15 is most of what we have gotten from most of the people. I think it's 15 for what we've gotten. I'd just like to have all of them--

MR. VAN LEEUWEN: You need 15 feet for the equipment by the time they stick the feet out on the backhoe, you're talking 14 feet right there.

MR. EDSALL: Doesn't mean that 15 feet is occupied by any improvements.

MR. GREER: You have to get a pipe under the ground there. My question is if you do that, and let's say my fence is sitting right now where it is about 8 1/2 feet back from any property line, will I be then be the one who's required to move the fence or the improvements, whoever is doing the improvements?

MR. EDSALL: Normally, procedure is any modifications that need to be made to accomplish the town's goal in putting in the improvements, it will be part of the contract and they'll have to restore the property.

MR. PETRO: I just want to--

MR. GREER: I'm just trying to understand it, it's really a moot point whether it's 10 or 15 feet.

MR. PETRO: We did at the last meeting, I just reviewed the minutes, tell Mr. Greer it would be ten feet but if it's 15 feet.

MR. EDSALL: What we'll do is before we ask him to put it on the plan, we'll verify what some of the other lots have, we'll just be uniform.

MR. PETRO: Whatever it may be, you don't have a problem with putting it on the plan and you don't--

MR. GREER: Whatever's contiguous, what's happening to

my right and left, I'll agree to and I'd like to reserve the right to use that property, you know.

MR. PETRO: It's your property.

MR. GREER: And I understand what an easement is, you have to dig and do what you have to do. I'm not going to change the fence structure or any of that structure until something maybe takes place then I'll restore the 8 1/2 feet.

MR. PETRO: That can be nine years from now.

MR. GREER: I'll be happy to get the 8 1/2 feet back.

MR. PETRO: Oil water separator in the rear building?

MR. GREER: No floor drains, don't have any.

MR. EDSALL: Is that a note on the plan, Greg or conversely if we can just have on the final plan a note that indicates that should at any time in the future floor drains be installed that an oil water separator will be provided.

MR. SHAW: We can add that note if you feel more comfortable with it.

MR. EDSALL: That was one of Dick McGoeys' comments.

MR. SHAW: We didn't address the oil water separator because there were no floor drains. Drawings don't speak to either issue but we can certainly add that.

MR. PETRO: Any other comments from the board members at this time? If not, I'd like to open it up to the public hearing. On the 23rd day of October, 1995, 51 addressed envelopes went out to neighboring people and is there anyone here at this time that would like to speak on behalf of this application? Please come forward, state your name and address. Is there anyone here? Motion to close the public hearing.

MR. DUBALDI: So moved.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Greer site plan on Route 94. Now, I'll open it back up to the board and if you want to do your negative dec at this time, Henry.

MR. VAN LEEUWEN: Make a motion to declare negative dec.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Greer site plan on Route 94.

ROLL CALL

| | |
|-----------------|-----|
| MR. VAN LEEUWEN | AYE |
| MR. STENT | AYE |
| MR. DUBALDI | AYE |
| MR. PETRO | AYE |

MR. PETRO: We have fire approval on 6/28/95, highway approval on 7/18/95, water approval on 6/29/95.

MR. VAN LEEUWEN: I don't see anything else.

MR. PETRO: I think we have been over it pretty well.

MR. VAN LEEUWEN: Make a motion to approve.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded to approve the Greer site plan on Route 94 subject to a note about the easement being set on the plan by Mr. Shaw, the size of the easement to be discussed and labeled and number two, floor drains, have a note pertaining to them, if they are put in place that they would have a water oil separator. Is there any further discussion from the board members? If not, roll call.

MR. EDSALL: You need the bond estimate as well.



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CONSULTING ENGINEERS P.C.

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: GREER SITE PLAN
PROJECT LOCATION: NYS ROUTE 94
SECTION 70 - BLOCK 1 -LOT 4
PROJECT NUMBER: 95-21
DATE: 8 NOVEMBER 1995
DESCRIPTION: THE APPLICATION INVOLVES THE CHANGE IN USE OF THE EXISTING BUILDINGS TO AN OFFICE, SALES, STORAGE AND SERVICE FACILITY FOR USED CARS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 JUNE 1995 AND 27 SEPTEMBER 1995 PLANNING BOARD MEETINGS. THE APPLICANT IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. All previous technical review comments provided by the undersigned have been addressed by the Applicant's Engineer.

I am in possession of a memorandum from Richard D. McGoey dated 22 August 1995 with regard to the sewer lateral to this property. Three (3) of the four (4) comments deal with a combined sewer lateral; since Greg Shaw has separated the sewer laterals for the two buildings, these comments have been resolved. The last comment requires that an oil/water separator be provided for the lateral serving the rear building.

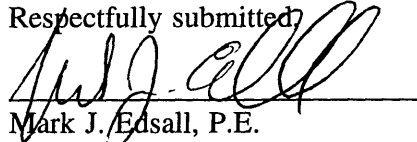
2. The Planning Board is reminded that this Public Hearing is being held for the site plan and special permit for this application. As applicable, the Board may wish to discuss any restrictions or conditions relative to the special permit being issued for this site.
3. The Applicant is reminded that the Board has requested the creation of a drainage easement at the rear of the property.
4. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: GREER SITE PLAN
PROJECT LOCATION: NYS ROUTE 94
SECTION 70 - BLOCK 1 -LOT 4
PROJECT NUMBER: 95-21
DATE: 8 NOVEMBER 1995

5. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:GREER2.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/02/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-21

NAME: NEW FACILITY FOR GREGORY P. GREER

APPLICANT: GREER, GREGORY P.

| --DATE-- | DESCRIPTION----- | TRANS | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|----------|-----------------------|-------|-----------|-----------|-----------|
| 06/22/95 | S.P. ESCROW | PAID | | 750.00 | |
| 06/28/95 | P.B. ATTY. FEE | CHG | 35.00 | | |
| 06/28/95 | P.B. MINUTES | CHG | 40.50 | | |
| 09/27/95 | P.B. ATTY. FEE | CHG | 35.00 | | |
| 09/27/95 | P.B. MINUTES | CHG | 49.50 | | |
| 11/08/95 | P.B. ATTY. FEE | CHG | 35.00 | | |
| 11/08/95 | P.B MINUTES | CHG | 27.00 | | |
| 12/27/95 | P.B: ENGINEER FEE | CHG | 358.00 | | |
| 01/02/96 | RETURNED TO APPLICANT | CHG | 170.00 | | |
| TOTAL: | | | 750.00 | 750.00 | 0.00 |

*Please issue a check
in the amount of \$ 170.00 to:*

*Gregory Greer
P.O. Box 212
Cornwall, N.Y. 12518*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/02/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-21

NAME: NEW FACILITY FOR GREGORY P. GREER
APPLICANT: GREER, GREGORY P.

| --DATE-- | MEETING-PURPOSE----- | ACTION-TAKEN----- |
|----------|---|-------------------|
| 01/02/96 | PLANS PICKED UP BY APPLICANT | FILE CLOSED |
| 12/28/95 | PLANS STAMPED | APPROVED |
| 11/08/95 | P.B. APPEARANCE - PUB. HEARING ND: APPROVED CONDIT. . CONDITIONS: ADD DRAINAGE EASEMENT ON MAP / NOTE: "IF FLOOR . DRAINS ARE ADDED, OIL SEPARATOR TO BE INSTALLED". / COST . ESTIMATE TO BE SUBMITTED / LIGHTS TO BE CHANGED TO THREE . LIGHTS. PUBLIC HEARING CLOSED. | |
| 09/27/95 | P.B. APPEARANCE | LA: SCHEDULE P.H. |
| 06/28/95 | P.B. APPEARANCE . SEE CONDITIONS ON RESULT SHEET IN FILE | REFER TO Z.B.A. |
| 05/17/95 | WORK SESSION APPEARANCE | REVISE & SUBMIT |
| 04/05/95 | WORK SESSION APPEARANCE | REVISE & RETURN |

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/02/96

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 95-21

NAME: NEW FACILITY FOR GREGORY P. GREER
APPLICANT: GREER, GREGORY P.

| | DATE-SENT | ACTION----- | DATE-RECD | RESPONSE----- |
|------|-----------|--------------------------------|-----------|---------------------|
| REV1 | 09/27/95 | EAF SUBMITTED | 06/27/95 | SHORT FORM W/APPLIC |
| REV1 | 09/27/95 | CIRCULATE TO INVOLVED AGENCIES | / / | |
| REV1 | 09/27/95 | LEAD AGENCY DECLARED | 09/27/95 | TOOK LEAD AGENCY |
| REV1 | 09/27/95 | REQUEST FOR INFORMATION | / / | |
| REV1 | 09/27/95 | DECLARATION (POS/NEG) | 11/08/95 | DECLARE NEG. DEC. |

PB #95-21 Life Plan Bond



GREG GREER'S SPECIALTY AUTOMOBILES
SHIELDS ROAD, P.O. BOX 212 PH 914-534-9130
CORNWALL, NY 12518

3886

PAY
TO THE
ORDER OF

TOWN OF NEW CORNWALL \$2161.00
Two thousand one hundred sixty one and 00/100 DOLLARS



FOR Bond for Life Plan 96

⑈003886⑈ ⑈021300019⑈ 52310 03098⑈

PB #95-21 Inspection Fee



GREG GREER'S SPECIALTY AUTOMOBILES
SHIELDS ROAD, P.O. BOX 212 PH 914-534-9130
CORNWALL, NY 12518

3885

PAY
TO THE
ORDER OF

TOWN OF NEW CORNWALL \$43.22
Forty three and 22/100 DOLLARS



FOR Bond Inspection Fee 96

⑈003885⑈ ⑈021300019⑈ 52310 03098⑈

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00 Pd

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ X

MULTI-FAMILY SITE PLANS:

 UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ X

 UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS)....\$ X

TOTAL ESCROW PAID:.....\$ X

* * * * *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B.

TOTAL OF A & B: \$ 100.00

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

 @ \$500.00 EA. EQUALS: \$
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$2161.00

2% OF COST ESTIMATE \$ 2161.00 EQUALS \$ 43.22

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW:

RETURN TO APPLICANT: \$ 170.00

ADDITIONAL DUE: \$

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/28/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-21

NAME: NEW FACILITY FOR GREGORY P. GREER
APPLICANT: GREER, GREGORY P.

| --DATE-- | DESCRIPTION----- | TRANS | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|----------|-------------------|--------|-----------|-----------|-----------|
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| 09/27/95 | P.B. MINUTES | CHG | 49.50 | | |
| 11/08/95 | P.B. ATTY. FEE | CHG | 35.00 | | |
| 11/08/95 | P.B MINUTES | CHG | 27.00 | | |
| 12/27/95 | P.B. ENGINEER FEE | CHG | 358.00 | | |
| | | TOTAL: | 580.00 | 750.00 | -170.00 |



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

27 December 1995

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MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: GREER SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 95-21
REVIEW OF FINAL PLAN

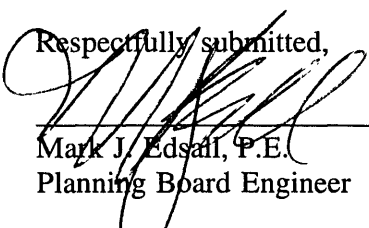
Pursuant to your request, I have reviewed the final site plan for the Gregory P. Greer facility on Route 94 in the Town. The plan was dated 11-15-95, revision 2, as prepared by Shaw Engineering.

Please be advised that this plan appears acceptable for stamp of approval.

I have also reviewed the Site Improvement Construction Estimate prepared by Shaw Engineering dated 20 November 1995. It is also my position that this estimate is acceptable for use by the Planning Board.

If you have any further questions regarding this application, please do not hesitate to contact me.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:12-27-E.mk

Shaw Engineering

Consulting Engineers

November 20, 1995

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(914) 561-3695

**Chairman James Petro and
Members of the Planning Board**
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12550

Re: New Facility For Gregory P. Greer

Gentlemen:

Enclosed please find the following revised documents for the above referenced project which are being submitted to your Board for its Approval Stamp and Signature:

- 12 copies of the drawing entitled " Site Plan, New Facility For Gregory P. Greer", which contains an issue date of June 20, 1995 and a latest revision date of November 15, 1995;

We have presented below for your consideration the following our construction estimate for the proposed site improvements:

CONSTRUCTION ESTIMATE

| <u>ITEM</u> | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>AMOUNT</u> |
|--------------------------------|-----------------|-------------------|-----------------|
| Pavement Markings | 340 L..F. | \$.40 | \$ 136 |
| Curb Bumpers | 15 | \$ 15 | \$ 225 |
| Handicap Sign/Striping | 2 | \$ 100 | \$ 200 |
| Pavement Restoration-Utilities | 160 S.Y. | \$ 10 | <u>\$ 1,600</u> |
| Total | | | \$ 2,161 |

We trust your Board will find this estimate satisfactory.

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv
Enclosure



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: GREER SITE PLAN
PROJECT LOCATION: NYS ROUTE 94
SECTION 70 - BLOCK 1 -LOT 4
PROJECT NUMBER: 95-21
DATE: 27 SEPTEMBER 1995
DESCRIPTION: THE APPLICATION INVOLVES THE CHANGE IN USE OF THE EXISTING BUILDINGS TO AN OFFICE, SALES, STORAGE AND SERVICE FACILITY FOR USED CARS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 JUNE 1995 PLANNING BOARD MEETING, AT WHICH TIME IT WAS REFERRED TO THE ZONING BOARD OF APPEALS.

1. It is my understanding that the Applicant has received all necessary variances from the ZBA.
2. The Applicant has responded to all previous technical review comments for the application.

The Board's attention is directed to Note 7 which addresses the single business use of the property, although it reserves the right to lease office space. It should be understood that any such lease agreements would be for office use of the excess office space.

3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should schedule the mandatory **Public Hearing** for this **Special Permit**, per the requirements of Paragraph 48-35(A) of the Town Zoning Local Law.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:GREER.mk

GREER, GREGORY SITE PLAN (95-21) RT. 94

Mr. Gregory Shaw of Shaw Engineering and Mr. Gregory Greer appeared before the board for this proposal.

MR. PETRO: We have fire approval on 9/25/95 and we have highway approval on 7/18/95 and we also have water approval 9/26/95. Okay, Greg?

MR. SHAW: We were before this board probably about three or four months ago with this proposal the board was kind enough to give us a denial which allowed us to go to the Zoning Board of Appeals. We have been successful in obtaining the variances. I'll discuss them later and we're back before this board to resume our site plan approval process and also to resume our petition for a special permit. The property totals a little less than one half of an acre, it's in the C zone presently on the lot are two structures, the front building is an existing structure which is proposed for an office and sales area, that building was approved by this board as an office years back, it was file number 87-58 for the record. That is a planning board file. So, we have approval to use that as an office building. What we're proposing for the rear building is to use it as a two bay service area and also used car storage. If you may remember when we were before this board and Mr. Greer who is the owner of the building and this business that is going to occupy this site deals with used upscale European cars, it's a family owned business, he plans on bringing in cars, selling them out of the sales area. The administration of that business would be in the front building and also any maintenance work for his customers would be performed in the two bay service area.

MR. GREER: Any service work, I mean it won't be limited strictly to my customers, whatever I service there I think that would be kind of precluding something.

MR. VAN LEEUWEN: Won't make any difference, though, okay.

MR. GREER: I wouldn't think so.

MR. BABCOCK: Your customer is your customer.

MR. VAN LEEUWEN: What are you going to fix, Hyundais?

MR. GREER: No.

MR. SHAW: The site is unique. It's about 70 feet wide and 301 feet deep and again the structures are on it and the ZBA felt no problem granting the variances. And just to run through them quickly, they were for lot area, lot width, side yard setback, both side yards and building height. Again, what triggered these variances was the fact that we were proposing used car sales in the C zone which brought us into the A16 category of the bulk tables. We're not proposing any site improvements physically, what's on the site is macadam about 60 percent of the way to the rear, after that is shale, we're proposing for the shale to remain even though there will be parking on it, that parking will be for the vehicles that will be used within the business. It's parking for the employees and customers would be front and macadam area. The reason we're proposing to leave the shale surface is the storm drainage problems which occur in this area, if you are familiar with the Monro Muffler application, this butts up against the residential homes on Truex and storm drainage problem caused by our neighbor who fills in low lying areas and pushes the water into the residential lots, that battle, that issue is still before us. That is why we're not proposing to increase our storm drainage. We'd like to see the shale surface that presently exists.

MR. VAN LEEUWEN: I don't see any choice. I think you have to keep it there.

MR. SHAW: That is what we think is appropriate.

MR. LANDER: What you should do back there is have it so that we have a negative slope from the property line back in, follow what I am saying, instead of having that drain all the way across cause the shale will get tight after a while. Mrs. Orlando was under water the last time.

MR. SHAW: I have been back there.

MR. LANDER: You know what the history is there.

MR. SHAW: Absolutely.

MR. LANDER: Just as long as we can retain some of that water and have it leach down through that shale then there's no big deal.

MR. SHAW: What we have is an area that is probably about 6 feet wide that I have designated on the plan as wet area, that is between our property line and where our fence is and that is where the storm water ponds, okay, so if you are looking for where our storm water goes, it goes into the wet area on the property, the back pitch on the site, what you're saying he wants to keep all our water on our site to put the wet area on our property.

MR. LANDER: Well, let's slow it down.

MR. VAN LEEUWEN: Yeah, he's right, let's slow it down, let's not add to it.

MR. GREER: Can we be flat?

MR. SHAW: Hank, keep in mind we're not proposing to even take a shovel and move the dirt around in the rear. Whatever exists will continue to remain.

MR. PETRO: Are you creating any further impervious area?

MR. SHAW: No.

MR. PETRO: Are you creating a disturbance to any area that is impervious?

MR. SHAW: No, the only disturbance is water and sewer line lateral, that is it.

MR. LANDER: That is a good point but is it graded back there to park cars on right now?

MR. SHAW: Yes.

MR. GREER: It's flat.

MR. SHAW: If you take a look at the site, I couldn't put contours on it, I had to put spot elevations, it's so flat.

MR. PETRO: The whole site is done, Central Gate, the gutter guy was there.

MR. LANDER: I have been to this building here but I have never been to the rear.

MR. PETRO: It's all done, I don't think he needs to take a hand rake. It's all done and more than half the property is shaled impervious.

MR. VAN LEEUWEN: Where does the water run off into the ditch here?

MR. SHAW: All the properties on 94 in this vicinity drain to the rear then the water flows in this direction and ultimately works its way back onto 94, unfortunately through the rear yards of the properties, okay, butt up against the properties on 94.

MR. STENT: But he's not creating a problem, it's flat.

MR. DUBALDI: Make a motion we assume lead agency under the SEQRA process.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process. Any further discussion from the board members? If not, roll call.

ROLL CALL

| | |
|-------------|-----|
| MR. STENT | AYE |
| MR. DUBALDI | AYE |
| MR. LANDER | AYE |

MR. PETRO AYE
MR. VAN LEEUWEN AYE

MR. SHAW: If I can make a suggestion. What I'd like to do is have this board pass a motion to set up a special permit public hearing for next month and maybe the board over the next three or four weeks can go out to the site and take a look at it and see for themselves firsthand.

MR. VAN LEEUWEN: You're taking the words right out of my mouth.

MR. SHAW: And we have three or four weeks to do that.

MR. VAN LEEUWEN: We do.

MR. PETRO: Point is well taken, being this is a mandatory public hearing, we do not need a roll call, we'll set up a public hearing.

MR. VAN LEEUWEN: Make a motion we have a public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made for a public hearing for a special permit for the rear site plan on Route 94. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT AYE
MR. DUBALDI AYE
MR. LANDER AYE
MR. PETRO AYE
MR. VAN LEEUWEN AYE

MR. PETRO: We'll coordinate that with Myra, get you set up for a public hearing.

MR. SHAW: It's a technical item but with respect to the site plan, does the board want to make the public hearing site plan and special permit or do you want to

waive the site plan public hearing?

MR. PETRO: I think we're doing public hearing for the special permit.

MR. EDSALL: Yeah, I mean it's--

MR. KRIEGER: Why not include them both?

MR. GREER: Can I start work if you guys gave me some kind of tentative approval now?

MR. KRIEGER: There was a public hearing held before the Zoning Board. There were a number of neighbors, there was no what I would call opposition. They expressed certain concerns they were working out with the applicants that didn't appear to be adversarial at all. But the Zoning Board did advise them that their concerns were properly planning board matters, that they had to do with screening and drainage as you might guess. So I got the impression looking at it as I say that the neighbors and the applicant were working together. This wasn't adversarial.

MR. PETRO: I agree with Hank, make it site plan and special permit.

MR. VAN LEEUWEN: Mailing list is the same.

MR. SHAW: One last request as Mr. Greer mentioned I'm not asking for approval.

MR. PETRO: Before you make your request, let's go over a couple other things. Note number 7, Mark, you want to just touch on that?

MR. EDSALL: The note Greg and I worked on but I wanted to get it into the record although I believe the note adequately expresses what the board wanted which is restriction to the car maintenance storage and sales to be all one operation, I just want it to be clear that any leasing of office space is to be leased for office use. He can't lease office space for restaurant or some other unapproved use. I just wanted that in the minutes.

MR. GREER: Office space is office, it's a lawyer's office, a doctor's office.

MR. EDSALL: Doctor's office is a separate use under the code so what I am saying it has to be office uses recognized by the Town of New Windsor zoning code.

MR. LANDER: Code is pretty broad use, insurance and things like that, would you be able to tell me what exceptions?

MR. EDSALL: I think there's medical and dental.

MR. BABCOCK: Professional offices.

MR. PETRO: Have you read number 7 and you agree to that note?

MR. GREER: I have read number 7 on a letter but I haven't read it on this. Yeah, that is exactly correct.

MR. PETRO: Okay, Mr. Shaw, you were about to ask the board for something?

MR. SHAW: Yeah, cold weather as approaching, we're 30 days out for the special permit, my client is in the position where he would like to start to do some work on the site that is the water and the sewer laterals. This board can't even consider approval until at least after the public hearing on the site plan and special permit, I guess what I'd like to do is get maybe some input back from the board as to whether or not they feel that the use of the site is appropriate for the proposal which is before you so Mr. Greer can get some level of comfort as to whether or not he wants to start investing some dollars into the site and trying to get one step ahead of the weather as opposed to fighting the utility installation and the macadam plants closing down around Thanksgiving. Maybe would the board be inclined to give some type of acknowledgment as to the use of the site? Again, I'm not asking for any approval.

MR. LANDER: Sure, after the public hearing.

MR. VAN LEEUWEN: We have to wait until the public hearing.

MR. LANDER: The people from Truex might come down here and hang us.

MR. PETRO: Number one, I think the water and sewer lines to be put in basically you can get a permit for that, he can go to the town and get a permit. That is what he is doing, he can obtain that permit and do those items. The second thing is--

MR. BABCOCK: It's an existing building.

MR. PETRO: There's no major headaches. The board, if we do not have a problem, I think we have already answered that because we sent you to the Zoning Board. I wouldn't have sent you to the Zoning Board if we had a problem.

MR. VAN LEEUWEN: The only thing that might cause a problem is the water. We might have to figure out some way to get the water from the back to the front, drainage is the biggest problem is the drainage. That is a headache that you bought when you bought the property and that is a headache we might try to alleviate. If we get too much screaming, we might have to do something.

MR. GREER: Let me ask a question. If everyone fills in a ditch and now most recently two properties to the east has filled all the way back in creating a total blockage, I'm lower in the back, considerably lower than I am in the front. There's no way for me to go to the front. The only place that I can go is to the east and I don't own the property to the east.

MR. VAN LEEUWEN: That is why we want to take a look. In the meantime, have a public hearing.

MR. GREER: I'm not adding to the water. I think as the residents, they are looking for any port in the storm if they can find someone to solve their problems

but I think what we have to address at the same time is that in fairness so it fair.

MR. VAN LEEUWEN: I'm not looking to have you do that.

MR. GREER: I don't have a practical way to do that and I have entirely paved front which is paved all the way to the rear building and I'd love to pave the rear section.

MR. VAN LEEUWEN: I don't think anybody on the board is looking to make you the scapegoat.

MR. PETRO: It's an ongoing problem.

MR. VAN LEEUWEN: If we can alleviate some of it working with you I'd like to do that.

MR. PETRO: We had the same problem on 32 behind all the homes.

MR. GREER: I have my gully and I have my eight feet and I'll do what I can do in that eight feet, I'd be happy to.

MR. VAN LEEUWEN: Okay.

MR. GREER: I'd love to put a pipe and use the eight feet, it would help me tremendously but to use it we have to fill it, to fill it we're affecting that problem so let's not fill it, let's leave it as it stands. Therefore, the existing situation is there and we're not altering it. Matter of fact, I even put gutters on.

MR. PETRO: This wet area in the rear of the property. This goes along with you're not going to be using that area, why not dedicate that as an easement?

MR. SHAW: Fine.

MR. PETRO: For future, if we ever want to connect one lot to another with water, he's telling us somebody filled something in two houses down, if that were an easement, he wouldn't have been doing that. So we

would have had that option. How many feet is that?

MR. SHAW: Probably about six feet.

MR. VAN LEEUWEN: It's got to be.

MR. GREER: Eight feet.

MR. SHAW: Excuse me, that is nine right there so you're looking at--

MR. PETRO: It's close to ten, one inch is ten feet, so it's close. Anyone have any objections to that?

MR. GREER: I'd rather not give up property.

MR. VAN LEEUWEN: Just giving us an easement.

MR. PETRO: Maybe with a culvert at some time.

MR. VAN LEEUWEN: Some day the town might want to put a pipe.

MR. GREER: If you guys put a pipe and I give you an easement for the pipe, can I then go back in to the pipe again?

MR. KRIEGER: Can you use the property on top? Can you build on top of that? It that would be dangerous.

MR. PETRO: Basically you're giving away ice in a snow storm.

MR. GREER: I wouldn't want to drive on it by creating a worse problem by filling it in.

MR. VAN LEEUWEN: We've got to find a way to ease that problem.

MR. PETRO: We have been doing this on 32 getting the people all the way down.

MR. PETRO: Anyone disagree about the water line and sewer line?

September 27, 1995

30

MR. LANDER: No.

MR. DUBALDI: Nobody.

MR. VAN LEEUWEN: No problem.

MR. PETRO: You can start as long as you get the necessary permits at the building department and we'll see you at the public hearing for the special permit.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 95-25

WORK SESSION DATE: 18 Oct 95

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: Yes

REQUIRED: Revised

PROJECT NAME: Mans/Archers

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: _____

MUNIC REPS PRESENT: BLDG INSP. ?
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) IVE, Carey, Jett

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- call out 500 gal propane ; Pkg calc now 13
- show Park Fly drive correctly ; reloc gate
- A pkg in front 8+8
- waiver re not 20' side aisle
- need bollards @ propane - reloc 10' to R'
- show 20' aisle to all pkg -
- show correct loc of interior wall & front overhead.
- decide where they want dumpster, propane pkg etc
- 2nd bay is front rear access.
- B-7 not A-10
- canopy setback from R ; add add'l line to bulk table

4MJE91 pbwsform

RESULTS OF P.B. MEETING

DATE: November 8, 1995

PROJECT NAME: Heer S.P. PROJECT NUMBER 95-21

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) V S) 5 VOTE: A V N 0

CARRIED: YES NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES Closed NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) V S) 5 VOTE: A 4 N 0 APPR. CONDITIONALLY: 11-8-95

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Note drainage easement on map. (15' or 10')
to be verified w/other
properties in the area
Note that "if floor drains are ever added (Oil separator
to be installed)"

Cost estimate

Lights to be changed to three lights

In the Matter of Application for Site Plan/~~Subdivision~~ of

Applicant.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On 10-23-85, I compared the 51 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Rebecca Allen
Notary Public

AFFIMAIL.PLB - DISC#1 P.B.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

October 19, 1995

Gregory J. Shaw
744 Broadway
Newburgh, NY 12550

Re: Tax Map Parcel #70-1-4
Owner: Gregory P. Greer

Dear Mr. Shaw:

According to our records, the attached list of property owners are within five hundred (500) feet of the above-referenced property.

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's office.

Sincerely,

LESLIE COOK
Sole Assessor

LC/po
Attachments
cc: Myra Mason

Leonardo, Constantine
94 Maple St.
Newburgh, NY 12550 ✓

Leonardo, Samuel
7 Dogwood Hills Rd.
Newburgh, NY 12550 ✓

House of Apache Properties, Ltd.
52 Elm St.
Huntington, NY 11743 ✓

Hughes, Terry Scott
18 Ellison Dr.
New Windsor, NY 12553 ✓

Mans Brothers Realty, Inc.
PO Box 247
Vails Gate, NY 12584 ✓

Panella, Emilio, As Trustee
PO box 473
Vails Gate, NY 12584 ✓

VG Maximus, Inc.
c/o Joseph Pisani
203 Cambridge Ct.
New Windsor, NY 12553 ✓

Wreford, Lorene V. &
Douglas, John
16 Marshall Dr.
New Windsor, NY 12553 ✓

Driscoll, Michael J. & Nancy L.
18 Marshall Dr.
New Windsor, NY 12553 ✓

Edwards, Ronald & Edna
20 Marshall Dr.
New Windsor, NY 12553 ✓

Harris, Benjamin & Bella
PO Box 780
Cornwall, Ny 12518 ✓

Abrams, Harold & Yvonne B.
Po Box 462
Vails Gate, NY 12584 ✓

Reynolds, Larry
4 Truex Dr.
New Windsor, NY 12553 ✓

Smith, Christopher S. & Deborah
6 Truex Dr.
New Windsor, NY 12553 ✓

Lekis, Edward F. & Jo Ann M.
PO Box 204
Vails Gate, NY 12584 ✓

Melore, Philip M. & Christina M.
10 Truex Circle
New Windsor, NY 12553 ✓

VanderMaas, Brian K. & Bridgette A.
12 Truex Dr.
New Windsor, NY 12553 ✓

Fernandez, Michael A. & Mary F.
9 Truex Circle
New Windsor, NY 12553 ✓

Tosco, Salvatore & Carolina
7 Truex Circle
New Windsor, NY 12553 ✓

Bagarozzi, Michael &
Grimalda, Sanchez
18 Truex Dr.
New Windsor, NY 12553 ✓

Bencosme, Miguel R. & Barbara D.
16 Truex Dr.
New Windsor, NY 12553 ✓

Wynder, Kenneth N. Jr.
14 Truex Dr.
New Windsor, NY 12553 ✓

Gardner Plus 3
104 So. Central Ave.
Valley Stream, NY 11580-5461 ✓

Slepoy, William &
Slepoy, Andrew &
Slepoy, Jacqueline
104 S. Central Ave.
Valley Stream, NY 11580 ✓

Irizarry, Leonides Jr. & Theresa J.
20 Truex Dr.
New Windsor, NY 12553 ✓

NYS Dept. of Transportation
Office of the State Comptroller
A.E. Smith Office Bldg.
Albany, NY 12236 ✓

Grana, John
P.O. Box 317
VAILS GATE, NY 12584 ✓

Primavera Properties, Inc.
PO Box 177
Vails Gate, NY 12584 ✓

Angelo Rosmarino Enterprises, Inc.
PO Box 392
Vails Gate, NY 12584 ✓

Amerada Hess Corp.
c/o Dean E. Cole, Mgr.
Property Tax Dept.
1 Hess Plaza
Woodbridge, NJ 07095 ✓

MCB Partnership
Route 211 East
& Carpenter Ave.
Middletown, NY 10940 ✓

FFCA Acquisition Corp.
17207 North Perimeter Dr. ✓
Scottsdale, AZ 85255

TGS Associates, Inc. ✓
15 E. Market St.
Red Hook, NY 12571

S & S Properties, Inc. ✓
123 Quaker Rd.
Highland Mills, NY 10930

Conna Corporation
c/o Dairy Mart #6668
Prop. Admin. Dept. ✓
One Vision Dr.
Enfield, CT 06082

Reed, Clarence & Zenobia B. ✓
3 Truex Dr.
New Windsor, NY 12553

Luongo, Angelo &
Buckheit, Marian L. ✓
8 Kearney Dr.
New Windsor, NY 12553

Russell, Julian & Virginia ✓
15 Truex Dr.
New Windsor, NY 12553

Nevico, Howard C. & Margaret Q. ✓
PO Box 92
Vails Gate, NY 12584

Zaccardi, Joseph A. & Melody Gay ✓
11 Truex Dr.
New Windsor, NY 12553

Norstar Bank of Upstate NY
Facilities Management
PO Box 911
Newburgh, NY 12553 ✓

Shedden, Joan A. ✓
Box 608A
Vails Gate, NY 12584

Aquino, John J. &
Mellick, Gregory ✓
c/o Gregory Mellick
135 W. Nyack Rd.
Nanuet, NY 10954

The Vails Gate Fire Co. ✓
PO Box 101
Vails Gate, NY 12584

Albany Savings Bank ✓
94 Broadway
Newburgh, NY 12550

R&S Foods, Inc. ✓
249 North Craig St.
Pittsburgh, PA 15213

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13

10

11

46

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5

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List

Officials

Mailed 10/23/95

LEGAL NOTICES * LEGAL NOTICES * LEGAL NOTICES

COUNTY OF ORANGE. NEW YORK NOTICE OF \$12,075,000 BOND SALE

SEALED PROPOSALS will be received by the Commissioner of Finance, County of Orange, New York, at the offices of Hawkins, Delafield & Wood, 67 Wall Street, 12th Floor, New York, New York, on Thursday, November 2, 1995, until 11:00 o'clock A.M. (Prevailing Time) at which time they will be publicly opened and announced, for the purchase of \$12,075,000 VARIOUS PURPOSES SERIAL BONDS-1995, due on November 15, in the annual principal installments as shown below which, together with interest thereon, are expected to provide for substantially level or declining annual debt service. The County may, after selecting the successful bidder as provided herein, and by 1:00 o'clock P.M. (Prevailing Time) on November 2, 1995, adjust such installments of principal, in multiples of \$5,000 and to the extent necessary, to meet the requirements of substantially level or declining annual debt service. Any such adjustment shall be conclusive, and shall be binding upon the successful bidder.

\$225,000 in the year 1996;
\$410,000 in the year 1997;
\$420,000 in the year 1998;
\$455,000 in the year 1999;
\$480,000 in the year 2000;
\$500,000 in the year 2001;
\$525,000 in the year 2002;
\$560,000 in the year 2003;
\$590,000 in the year 2004;
\$635,000 in the year 2005;
\$665,000 in the year 2006;
\$710,000 in the year 2007;
\$745,000 in the year 2008;
\$780,000 in the year 2009;
\$825,000 in the year 2010;
\$795,000 in the year 2011;
\$845,000 in the year 2012;
\$890,000 in the year 2013;
\$940,000 in the year 2014;
\$ 80,000 in the year 2015.

The Bonds will be dated November 15, 1995, and will bear interest at the rate or rates per annum specified by the successful bidder therefor in accordance herewith, payable on May 15, 1996, and November 15, 1996 and semiannually thereafter on May 15 and November 15 in each of the years to maturity.

The Bonds will be issued in the form of fully registered certificated Bonds, in denominations corresponding to the total principal amounts due in each year to maturity.

The Bonds shall be redeemable upon the giving of notice which identifies the Bonds to be redeemed, by mailing such notice to the registered holders thereof at their respective addresses as shown upon the registration books of the Fiscal Agent at least 30 days prior to the date set for any such redemption. If notice of redemption shall have been given as aforesaid, the Bonds so called for redemption shall become due and payable at the applicable redemption price on the redemption date designated in such notice, and interest on such Bonds shall cease to accrue from and after such redemption date.

Each proposal must be a bid of not less than \$12,075,000 for all of the Bonds and must state in a multiple of one-hundredth of 1% or a multiple of one-eighth of 1%, the rate or rates of interest per annum which all of the Bonds are to bear and may state different rates of interest for Bonds maturing in different calendar years, provided, however, that (i) the maximum number of rates which may be bid for all of the Bonds shall not exceed twenty, (ii) only one rate of interest may be bid for all bonds maturing in any one calendar year, and (iii) variations in rates of interest so bid shall be in ascending progression in order of maturity so that the rate of interest on bonds maturing in any particular calendar year shall not be less than the rate of interest applicable to bonds maturing in any prior calendar year. Each proposal must be enclosed in a sealed envelope and should be marked on the outside "Proposal for Bonds" and be addressed as follows to the Sale Officer, viz.: Mr. Joel Kleiman, Commissioner of Finance, County of Orange, c/o Hawkins, Delafield & Wood, 67 Wall Street, 12th Floor, New York, New York. As a condition precedent to the consideration of his proposal, each bidder is required to deposit with the Sale Officer a certified or cashier's check drawn upon an incorporated bank or trust company to the order of "County of Orange, New York", for \$241,500, and such check must be enclosed with the proposal.

THE COUNTY RESERVES THE RIGHT TO CHANGE THE TIME AND/OR DATE FOR THE OPENING OF BIDS. NOTICE OF ANY SUCH CHANGE SHALL BE PROVIDED NOT LESS THAN 48 HOURS PRIOR TO THE TIME SET FORTH ABOVE FOR THE OPENING OF BIDS BY MEANS OF A SUPPLEMENTAL NOTICE OF SALE TO BE TRANSMITTED OVER THE MUNIFACTS WIRE.

interest thereon. The State Constitution requires the County to pledge its faith and credit for the payment of the principal of the Bonds and the interest thereon and to make annual appropriations for the amounts required for the payment of such interest and the redemption of the Bonds. The State Constitution also provides that if at any time the appropriating authorities fail to make the required appropriations for the annual debt service on the Bonds and certain other obligations of the County, a sufficient sum shall be set apart from the first revenues thereafter received and shall be applied for such purposes, and also that the fiscal officer of the County may be required to set apart and apply such revenues as aforesaid at the suit of any holder of such obligations.

The population of the County is currently estimated to be 307,647 according to the 1990 U.S. Census. The debt statement to be filed pursuant to Section 109.00 of the Local Finance Law in connection with the sale of the Bonds, prepared as of October 15, 1995, shows the five year average full valuation of real property subject to taxation by the County to be \$15,243,598,936, its debt limit to be \$1,067,051,926, and its total net indebtedness (exclusive of the Bonds) to be \$59,432,196. The issuance of the Bonds will increase the net indebtedness of the County by \$4,467,004.

The Bonds will be delivered to DTC and shall be paid for in Federal Funds on or about November 16, 1995, at such place in New York City, and on such business day and at such hour, as the Sale Officer shall fix on three business days' notice to the successful bidder, or at such other place and time as may be agreed upon with the successful bidder. The deposit of the Bonds with DTC under a book-entry system requires the assignment of CUSIP numbers prior to delivery. It shall be the responsibility of the successful bidder to obtain CUSIP numbers for the Bonds prior to delivery and the County will not be responsible for any delay occasioned by the inability to deposit the Bonds with DTC due to the failure of the successful bidder to obtain such numbers and to supply them to the County in a timely manner. All expenses in relation to the printing of CUSIP numbers on the Bonds shall be paid for by the County; provided, however, that the CUSIP Service Bureau charge for the assignment of said numbers shall be the responsibility of and shall be paid for by the successful bidder.

The successful bidder will be furnished without cost with the approving opinion of

procedures set forth therein and that it will do and perform all acts and things necessary or desirable to assure that interest paid on the Bonds is excludable from gross income under Section 103 of the Code.

Under the Code, interest on the Bonds is to be taken into account in the computation of certain taxes that may be imposed with respect to corporations, including without limitation, the alternative minimum tax, the environmental tax and the foreign branch profits tax. In addition under the Code, an individual who owns Bonds may be required to include in gross income a portion of his or her Social Security or railroad retirement payments. Bondholders should consult their tax advisors with respect to the computation of alternative minimum tax, environmental tax or foreign branch profits tax liability, or the inclusion of Social Security or other retirement payments in gross income.

The opinion of Bond Counsel shall also contain further statements to the effect that, in the opinion of said law firm, interest on the Bonds is excludable, under existing statutes and court decisions, from the gross income of the recipients thereof for federal income tax purposes pursuant to Section 103 of the Code; that under existing statutes, interest on the Bonds is not treated as a preference item in calculating alternative minimum taxable income of individuals and corporations; and that in rendering the foregoing opinion, Bond Counsel has assumed the County's compliance with the provisions of its Arbitrage and Use of Proceeds Certificate.

Further, such opinion shall state that, under existing statutes, interest on the Bonds is exempt from personal income taxes of New York State and its political subdivisions, including The City of New York.

Simultaneously with or before delivery of the Bonds, the successful bidder shall furnish to the County a certificate in form satisfactory to Bond Counsel containing information sufficient to enable the County to determine the "issue price" of the Bonds as defined in Sections 1273 or 1274 of the Code.

The County will provide a reasonable number of final Official Statements to the successful bidder within five (5) business days following receipt of a written request therefor made to the County and its financial advisor. Such request may specify the applicable (a) offering price(s), (b) selling compensation, (c) rating(s), (d) credit enhancement and (e) identity and complete name of such bidder and any participating under-

request from the offices of Environmental Capital LLC, 500 Fifth Avenue, Suite 3600, New York, New York 10110, (212) 354-2418.

Dated: October 23, 1995

JOEL KLEIMAN
Commissioner of Finance
and Chief Fiscal Officer

NOTICE OF FORMATION OF DOMESTIC LIMITED LIABILITY COMPANY

Name: J & J INDUSTRIAL, LLC
The Articles of Organization were filed with the Secretary of State on October 16, 1995. The office location for the limited liability company is Locust Street, Washingtonville, Orange County, New York 10992. The Secretary of State has been designated as agent of the limited liability company upon whom process against it may be served. The Secretary of State may mail a copy of any process against it served upon him/her to John Dillon, Locust Street, Washingtonville, new York 10992. The purpose of the limited liability company is the sale and repair of transmissions.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on November 8 1995 at 7:30 P.M. on the approval of the proposed Site Plan and Special Permit of the New Facility for Gregory P. Greer located on the south side of NYS Route 94 (Section 70, Block 1, Lot 4) Map of the (Subdivision of Lands) (Site Plan)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: October 20, 1995

By Order of
TOWN OF NEW WINDSOR
PLANNING BOARD
James R. Petro, Jr.
Chairman

**TOWN OF NEW WINDSOR
NOTICE AFTER
PUBLIC HEARING
AMENDMENTS TO CHAPTER
25.5 WITH PROVISIONS**

As a condition to the successful bidder will be required to cause such Bond certificates to be (i) registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and (ii) deposited with DTC to be held in trust until maturity. DTC is an automated depository for securities and clearinghouse for securities transactions, and will be responsible for establishing and maintaining a book-entry system for recording the ownership interests of its participants, which include certain banks, trust companies and securities dealers, and the transfers of the interests among its participants. The DTC participants will be responsible for establishing and maintaining records with respect to the beneficial ownership interests of individual purchasers in the Bonds. Individual purchases of beneficial ownership interests in the Bonds may only be made through book entries (without certificates issued by the County) made on the books and records of DTC (or a successor depository) and its participants, in denominations of \$5,000 or integral multiples thereof. Principal of and interest on the Bonds will be payable by the County or its agent by wire transfer or in clearinghouse funds to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. The County will not be responsible or liable for payments by DTC to its participants or by DTC participants to beneficial owners or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants.

The Bonds maturing on or before November 15, 2003 will not be subject to redemption prior to maturity. The Bonds maturing on or after November 15, 2004 and thereafter are subject to redemption prior to maturity, in whole or in part, at the option of the County or any interest payment date on or after November 15, 2003, at redemption prices, expressed as a percentage of the par amount of the Bond as follows:

| Redemption Dates | Redemption Price as a Percentage of Par Amount |
|---|--|
| November 15, 2003 and May 15, 2004..... | 102% |
| November 15, 2004 and May 15, 2005..... | 101 |
| November 15, 2005 and thereafter..... | 100 |

The Bonds will be sold to the bidder complying with the terms of sale and offering to purchase the Bonds at the lowest net interest cost and if two or more such bidders offer the same lowest net interest cost, then to one of said bidders selected by the Sale Officer by lot from among all said bidders. The successful bidder must also pay an amount equal to the interest on the Bonds, if any, accrued to the date of payment of the purchase price. No interest will be allowed on the good faith deposit.

When the successful bidder has been ascertained, the Sale Officer will promptly return all deposits made to the persons making the same, except the deposit made by such bidder. Award of the Bonds to the successful bidder, or rejection of all bids, is expected to be made promptly after opening of the bids, but the successful bidder may not withdraw his proposal until after 1:00 o'clock P.M. (Prevailing Time) of the day of such bid-opening and then only if such award has not been made prior to the withdrawal. The successful bidder will be promptly notified of the award to him, and if he refuses or neglects to pay the agreed price of the Bonds less the amount deposited by him, the amount deposited by him shall be forfeited to and retained by the County as liquidated damages for such neglect or refusal.

The right is reserved to reject all bids and any bid not complying with the terms of this notice will be rejected.

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of a bidder, the purchase of any such insurance policy or the issuance of any such commitment therefor shall be at the sole option and expense of such bidder and any increased costs of issuance of the Bonds resulting by reason of the same, unless otherwise paid, shall be paid by such bidder. Any failure of the Bonds to be so insured or of any such policy of insurance to be issued, shall not constitute cause for a failure or refusal by the purchaser of the Bonds to accept delivery of and pay for said Bonds in accordance with the terms hereof.

The proceeds of the Bonds will be used to redeem \$7,607,996 outstanding bond anticipation notes and provide \$4,467,0004 original financing for various capital improvement projects in and for the County.

The Bonds are general obligations of the County. There is no limitation, either as to rate or amount, upon ad valorem taxes upon taxable real property in the County which may be required to pay the Bonds and the

to the effect that the Bonds are valid and legally binding general obligations of the County for which the County has validly pledged its faith and credit and, unless paid from other sources, all the taxable real property within the County is subject to the levy of ad valorem real estate taxes to pay the Bonds and interest thereon without limitation of rate or amount. Said opinion shall also contain further statements to the effect that (a) the enforceability of rights or remedies with respect to such Bonds may be limited by bankruptcy, insolvency, or other laws affecting creditors' rights or remedies heretofore or hereafter enacted, and (b) said law firm has not been requested to examine or review and has not examined or reviewed the accuracy or sufficiency of the Official Statement, or any additional proceedings, reports, correspondence, financial statements or other documents, containing financial or other information relative to the County which have been or may be furnished or disclosed to purchasers of the Bonds, and expresses no opinion with respect to such financial statements or other information or the accuracy or sufficiency thereof.

The successful bidder may at his option refuse to accept the Bonds if prior to their delivery the certificate referred to in the following paragraph in form and tenor satisfactory to Bond Counsel is not delivered or if any income tax law of the United States of America is hereafter enacted which shall provide that the interest thereon is taxable, or shall be taxable at a future date, for federal income tax purposes, and in such case the deposit made by him will be returned and he will be relieved of his contractual obligations arising from the acceptance of his proposal.

The Internal Revenue Code of 1986, as amended (the "Code"), establishes certain requirements that must be met subsequent to the issuance and delivery of the Bonds in order that interest on the Bonds be and remain excludable from gross income under Section 103 of the Code. As part of the County's contractual obligations arising from its acceptance of the successful bidder's proposal, the County will furnish the successful bidder concurrently with the delivery of the Bonds with its Arbitrage and Use of Proceeds Certificate, which will contain provisions and procedures relating to compliance with the requirements of the Code and a certification to the effect that the County will comply with the provisions and

writers, and if so, the Preliminary Official Statement will be modified or supplemented by the information so specified. Neither the County nor its financial advisor shall be liable in any manner for any delay, inaccuracy, or omission on the part of the successful bidder with respect to such request, nor shall the County's failure, as a result thereof, to provide the Official Statement (whether or not modified or supplemented) within the above time period, constitute cause for a failure or refusal by such bidder to accept delivery of and pay for the Bonds in accordance with the terms hereof.

The Preliminary Official Statement is in a form "deemed final" by the County for the purposes of Securities and Exchange Commission Rule 15c2-12 but may be modified or supplemented as noted above.

In order to assist bidders in complying with Rule 15c2-12 and as part of the County's contractual obligation arising from its acceptance of the successful bidder's(s) proposal, at the time of the delivery of the Bonds the County will provide an executed copy of its "Undertaking to Provide Continuing Disclosure." Said Undertaking will constitute a written agreement or contract of the County for the benefit of holders of and owners of beneficial interests in the Bonds, to provide to (i) each nationally recognized municipal securities information repository, or to the Municipal Securities Rulemaking Board, and (ii) to the New York State Information depository, if created, the annual financial information and notice of the occurrence of certain material events, as enumerated in said Rule 15c2-12.

The obligations hereunder to deliver or accept the Bonds pursuant hereto shall be conditioned on the availability to the successful bidder and delivery at the time of delivery of the Bonds of said approving opinion; of certificates in form and tenor satisfactory to said law firm evidencing the proper execution and delivery of the Bonds and receipt of payment therefor and including a statement, dated as of the date of such delivery, to the effect that there is no litigation pending or (to the knowledge of the signer or signers thereof) threatened relating to the Bonds; and of the several certificates as described in the Preliminary Official Statement under the heading "Documents Accompanying Delivery of the Bonds and Notes." A copy of said approving opinion will appear on the Bonds.

Copies of the Notice of Sale and the Official Statement may be obtained upon

SEWER USE LOCAL LAW

PLEASE TAKE NOTICE that the Town Board of the TOWN OF NEW WINDSOR will hold a public hearing on the 15th day of November, 1995 at 7:30 p.m. in the Town Hall, 555 Union Avenue, New Windsor, New York, to consider amendments to Chapter 36 of the SEWER REGULATIONS, entitled "SEWER USE LOCAL LAW" of the Town of New Windsor.

The purpose of the public hearing is to amend sewer regulations for the operation and maintenance of the municipal sewer system within the Town of New Windsor.

The local law may be reviewed in the Town Clerk's office during regular working hours, Monday through Friday, from 8:30 a.m. to 4:30 p.m.

BY ORDER OF THE TOWN BOARD
TOWN OF NEW WINDSOR
DOROTHY H. HANSEN
TOWN CLERK

LEGAL

The Orange County Employment & Training Administration is soliciting the services of an independent public accounting firm, for an on-site audit of Job Training Partnership Act (JTPA) contractor records. Familiarity with the statutory and regulatory provisions of the Job Training Partnership Act is required. Requests for proposals may be obtained by writing the Orange County Employment & Training Administration, 75 Webster Avenue, Goshen, NY 10924. Attention: Stephen Knob.

TOWN OF NEW WINDSOR NOTICE OF PUBLIC HEARING AMENDMENTS TO CHAPTER 44 - VEHICLE & TRAFFIC LAW

PLEASE TAKE NOTICE that the Town Board of the TOWN OF NEW WINDSOR will hold a public hearing on the 15th day of November, 1995 at 7:30 p.m. in the Town Hall, 555 Union Avenue, New Windsor, New York, the purpose of which is to hear all persons interested in the proposed amendments to Chapter 44 of the VEHICLE & TRAFFIC LAW.

It is the intent of this proposed local law

(Continued on page 14b)

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on November 8 1995 at 7:30 P.M. on the approval of the proposed Site Plan and Special Permit ~~(Subdivision of Lands)*~~ ~~(Site Plan)*~~ OF the New Facility For Gregory P. Greer located on the south side of NYS Route 94 (Section 70, Block 1, Lot 4) Map of the (Subdivision of Lands)(Site Plan)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: October 20, 1995

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

RESULTS OF P.B. MEETING

DATE: September 27, 1995

PROJECT NAME: Greer S.P. PROJECT NUMBER 95-21

LEAD AGENCY:

* NEGATIVE DEC:

M) D S) V VOTE: A 5 N 0

* M) S) VOTE: A N

CARRIED: YES ✓ NO

* CARRIED: YES: NO

PUBLIC HEARING: M) V S) D VOTE: A 0 N 5

WAIVED: YES NO ✓ schedule P.H.

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Need P.H. - Special Permit - (500')

Note: S.P. & Spec. Permit on P.H. Notice

10' to be easement behind property "Wet Area"

8-14-95 #1 ZBA- SET UP FOR P/H
9-11-95 #2 ZBA APPROVED

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION
PLANNING BOARD FILE NUMBER 95-21

DATE: JULY 19, 1995

APPLICANT: GREGORY P. GREER
P.O. BOX 212
CORNWALL, N.Y. 12518

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED: JULY 19, 1995

FOR (SITE PLAN)

LOCATED AT:

ZONE: "C"

DESCRIPTION OF EXISTING SITE: SECTION: 70, BLOCK: 1, LOT: 4

Michael P. Greer
BUILDING INSPECTOR

| REQUIREMENTS | PROPOSED OR AVAILABLE | VARIANCE REQUEST |
|---|--------------------------|---|
| ZONE: "C" USE A-16 | | |
| MIN. LOT AREA 80000 SQ.FT. | 19387 SQ.FT. | 60613 ^{REVISED} 60613 FT. 8-14-95 (MB) |
| MIN. LOT WIDTH 200 FT. | 70 FT. | 130 FT. |
| REQ'D FRONT YD 50 FT. | 20 FT. | 20 FT. |
| REQ'D SIDE YD 30 FT. | 12.9 FT. | 17.10 FT. |
| REQ'D TOTAL SIDE YD 70 FT. | 35.2 FT. | 34.80 FT. |
| REQ'D REAR YD. 30 FT. | 53 FT. | |
| REQ'D FRONTAGE N/A | | |
| MAX. BLDG. HT. 6" PER FT. OF DISTANCE TO NEAREST LOT LINE. = 7 FT. 6 IN. ^{16 FT 6 IN} | | 8 FT 6 IN. |
| FLOOR AREA RATIO .7 | .17 | 8 FT 6 IN. ^{9 FT} (MB) 8-15-95 |

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD

CC: Z.B.A., APPLICANT, B.P. FILES.

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 95-21 DATE: 7-19-95

APPLICANT: GREGORY P. GREER
PO BOX 212 CORNWALL NY. 12518
534-9130

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 7-19-95

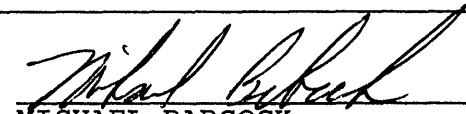
FOR (~~SUBDIVISION~~ - SITE PLAN) _____

LOCATED AT _____

_____ ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 70 BLOCK: 1 LOT: 4

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____


MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTSPROPOSED OR
AVAILABLEVARIANCE
REQUEST

| | | | | |
|--|---------------------|---------------------|------------------|--|
| ZONE | <u>C</u> | USE | <u>A-16</u> | |
| MIN. LOT AREA | <u>80,000 SQ FT</u> | <u>19,387 SQ FT</u> | <u>706.13 FT</u> | |
| MIN. LOT WIDTH | <u>200 FT</u> | <u>70 FT</u> | <u>130 FT</u> | |
| REQ'D FRONT YD | <u>60 FT</u> | <u>2.4 FT</u> | <u>57.60 FT</u> | |
| REQ'D SIDE YD. | <u>30 FT</u> | <u>12.9 FT</u> | <u>17.10</u> | |
| REQ'D TOTAL SIDE YD. | <u>70 FT</u> | <u>35.2 FT</u> | <u>34.80</u> | |
| REQ'D REAR YD. | <u>30 FT</u> | <u>53 FT</u> | | |
| REQ'D FRONTAGE | <u>NA</u> | <u>7 FT 6 IN</u> | <u>8 FT 6 IN</u> | |
| MAX. BLDG. HT. OF DISTANCE TO THE NEAREST LOT LINE | <u>6" PER FOOT</u> | <u>16 FT</u> | <u>8 FT 6 IN</u> | |
| FLOOR AREA RATIO | <u>.7</u> | <u>.17</u> | | |
| MIN. LIVABLE AREA | | | | |
| DEV. COVERAGE | % | % | % | |
| O/S PARKING SPACES | | | | |

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

GREER, GREGORY SITE PLAN & SPECIAL PERMIT (95-21) RT.
94

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: We have on this in application we have fire approval on 6/28/95. That is pretty recent.

MR. SHAW: Yeah, very recent.

MR. PETRO: All right, go ahead.

MR. SHAW: All right, thank you. The parcel before you tonight is located on Route 94 approximately 5, 600 feet down from the five corners. Presently, on this land is an existing building which is in this area in close proximity to the front property line, to the rear is a building which is presently unoccupied. It is surrounded on both sides by lands of C.P. Mans which speaks for itself. The parcel is rather unique in that it's only 70 feet wide. I believe this project, this parcel was before you back in 1987, this building was approved as an office building by this board for Central Gate. Does the sound familiar?

MR. BABCOCK: Central Gate Home Improvements.

MR. VAN LEEUWEN: I thought that was the one, okay.

MR. SHAW: What we're proposing is to convert this site into a business which deals in purchasing cars, upscale cars, expensive cars, and running the office of the business out of the main building and converting the back building, which is really a shell into a two bay service area and the, and a car storage area. Again, it's used car sales under the zoning ordinance but it's not really a used car lot. If you take a look at the number of spaces that we're providing while we're providing the number of spaces for the office in the back, we're only providing a total of six spaces and another three spaces, nine spaces for the specialty cars which would be purchased more than likely at the Newburgh Auto Auction and possibly repaired and marketed on this site. We're proposing really no site

improvements. Presently the curb cuts along 94 exist, they were put in by the DOT a few years ago when they improved the Five Corners at Vails Gate. The site is presently paved up to about the beginning of this building. From there, it's a shaled surface all the way back to the rear property line, excuse me, to the fence which is about five feet off the property line. Again, that is a shale surface. I may point out that while we're in a C zone, we do butt up against an R-4 zone and we're sensitive to the drainage problems which exist in the back which have existed in the back and for that, we're proposing to leave the existing shale surface in its present condition in order not to generate more storm water which would flow to the rear cause unfortunately, the topo lends itself to draining towards that residential section. But again, that is a call that this board's going to have to make. As I said, it's in a C zone, the total parcel there is about .44 acres and if you look at the zoning schedule, you'll see that we have uses which are in the A3 bulk code which is business office, we also apply to and A16, which is used car sales and finally B5, service repair garage for which we're going to need a special permit.

MR. VAN LEEUWEN: What's the plans to do to the front building? The front building is not--it's a little unsightly.

MR. SHAW: It has been improved. I don't know if you have been there recently but the owner, Mr. Greer, who owns the property, he's not the contract vendee, he owns the property, he has cleaned the site up quite a bit so I suggest taking a ride by there.

MR. VAN LEEUWEN: I think the Planning Board over the next couple of weeks is going to take a look at that.

MR. LANDER: Do we have anything from fire?

MR. PETRO: Yes, approved on 6/28/95. I do not have anything from highway.

MR. LANDER: Bobby Rogers feels that he can fight the fire from three sides here?

MR. SHAW: In one of our workshop sessions, that issue came up and they suggested that we go before the New Windsor Bureau of Fire Prevention which we did, I'd say probably five weeks ago, and there's a note on the drawings, if you look at note number 9, it states that the project was reviewed by the New Windsor Bureau of Fire Prevention and properties under one acre is not applicable to the V & T Laws for fire lanes. So yes, the fire inspector has looked at it. The bureau has looked at it and the decision is that it is what it is but because it's under one acre, it's really applicable to laws.

MR. PETRO: What's the V & T Law for fire lanes?

MR. SHAW: I believe they want 30 feet in width from the highway to the building.

MR. EDSALL: I think it's a typo on the form. I think it's V and an "and" symbol T, as in Vehicle & Traffic, I think the Town of New Windsor in Vehicle & Traffic Law have included a provision where a 30 foot fire lane must be created to certain buildings and apparently--

MR. PETRO: Anything over one acre?

MR. EDSALL: I was not aware of the one acre but apparently, there's a provision where the Bureau of Fire Prevention can give waivers to certain requirements and make a determination if it applies and in this case, I have been told by the assistant fire inspector because it's less than one acre of parking, the 30 foot doesn't apply.

MR. SHAW: I have that in writing, also.

MR. VAN LEEUWEN: How many years has Mr. Greer owned the property?

MR. SHAW: I think he purchased it within the past year.

MR. VAN LEEUWEN: Cause former owner promised us a lot and we got nothing.

MR. LANDER: That is nothing new.

MR. VAN LEEUWEN: They come in here and promised us a lot back in the middle 80's, eight or nine years ago and anything we got out of him we had to push him for so I'd like to have everybody take a look at the front building and maybe--

MR. PETRO: But we've got a ways to go, Henry, because we have to, we're looking at this for conceptual approval or idea of it is okay and we've got to send it to Zoning Board, they've got a long road to hoe, I think at the Zoning Board looking for five variances.

MR. SHAW: Mark informed me of that today. I was kind of hoping to bypass the Zoning Board but from what I understand, there, maybe Mike can help me out with this is because this front parcel was approved as an office building and that has certain zoning requirements in it, such as that which is outlined in A3 but because we're adding used car sales to the site, that now falls under a different classification bulk table that being A16 and because of that, Mike, we have to go to the Zoning Board of Appeals?

MR. BABCOCK: Yes.

MR. LANDER: Lot area, right?

MR. BABCOCK: Yeah, lot area.

MR. SHAW: It's all pre-existing, we're not building any buildings, we're not creating any hardships on ourselves. The site is small in width and length in depth, the front yard setback is about two feet.

MR. BABCOCK: You're just changing the use of the building so.

MR. EDSALL: What happens is the A3 and the B5 requirements are the same as the requirement of the use that existed prior to this. The fact that they are adding the A16 has a higher bulk requirement so they are in effect increasing a non-conformity.

MR. SHAW: On something like building height, would we need a variance for that?

MR. BABCOCK: If you are changing the use, yes.

MR. EDSALL: Actually the A3 has a more strict requirement so that is an existing worst case.

MR. BABCOCK: Right.

MR. EDSALL: So they may not require you to get that variance.

MR. PETRO: Special use permit for the cars.

MR. EDSALL: For the A16, which is a new use, which is or rather B5, which is service repair garage.

MR. VAN LEEUWEN: Greg, I would really talk to your client and take some consideration how we're going to fix up the buildings to look halfway decent because they look pretty bleak to me. I make a motion we approve.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Greg Greer site plan on Route 94. Is there any further discussion from the board members? If not, roll call.

MR. PETRO: I have one thing for discussion, I think he wants us to set up a public hearing now, Mark, is that what you're saying or I think we should review it again.

MR. EDSALL: I was just saying if you want to consider it, fine, if you want to let it go after a field walk.

MR. PETRO: Field walk, take a look and in the meantime--

MR. VAN LEEUWEN: You're all going to agree with me.

MR. PETRO: Mr. Greer has done some work on the site, I have seen him, yes, he has and it has been improved but we should still take a look at that.

ROLL CALL

| | |
|-----------------|----|
| MR. VAN LEEUWEN | NO |
| MR. LANDER | NO |
| MR. STENT | NO |
| MR. PETRO | NO |
| MR. DUBALDI | NO |

MR. PETRO: With that, Mr. Shaw, if you'd kindly go to the Zoning Board and see if you can receive your variances that are needed, we'll then entertain you before the Planning Board.

MR. SHAW: Before I leave, Mr. Chairman, as you mentioned before, this project has a long road to hoe, not only do they have to go to the Zoning Board of Appeals and have a public hearing, but we have to return back to this board and not only get site plan approval, but also special permit. With that, comes another public hearing. Assuming that we can satisfy aesthetically this board with the architecture of the building or whatever landscaping, do you feel the use is appropriate for that site, a combination of an office two bay service garage and a sales area inside of the building?

MR. LANDER: The office is going to be for the used car sales?

MR. SHAW: Correct, it's one business.

MR. VAN LEEUWEN: Can I say something? As far as I'm concerned, I'm only one member, if you fix up those buildings and do what's right, I have no problem with it. I'm only one person, that is strictly my opinion. I'm not speaking for the rest of them.

MR. STENT: I have no problem with it.

MR. VAN LEEUWEN: But I do want those, I definitely want you to look at the buildings and I'm sure when the

board goes to visit, they are going to agree with me.

MR. PETRO: Any problem?

MR. DUBALDI: Nope.

MR. LANDER: As you know, we have a drainage problem at that area, we have residences right behind there for single family homes, we want screening and you can leave the shale. Now, the one question I had before that was where are your customers going to park, in the back? Are customers going to parking in the rear parking spaces?

MR. SHAW: No, the customer parking, there's eight spaces located right here, immediately behind the office building.

MR. LANDER: And that will, of course you'll have handicapped?

MR. SHAW: Designated for office parking.

MR. PETRO: The front office building will be used for car sales and it will be related to the workshop in the rear building?

MR. SHAW: Correct.

MR. PETRO: One use.

MR. SHAW: One business will be operating out of it. There will not be rental units. There's a residence on the second floor which I don't think has been used as a residence over the past year but we're not even planning to do anything with that, not even convert that to an office for possible rental. One business will operate on that site.

MR. PETRO: Can you make a note of that on the plan please?

MR. SHAW: Sure.

MR. STENT: The repair shop is going to be for his cars

only?

MR. SHAW: Only.

MR. STENT: Where is the drainage where you wash and clean the cars, wash the cars, as opposed to just flowing into the back of the property?

MR. SHAW: For sure it will not flow into the back of the property either. If there are floor drains, they'll be piped outside the building with an oil water separator and tied into the Town of New Windsor sewer system. I'm not for sure at this point whether there's going to be floor drains or not.

MR. STENT: You'll address that.

MR. BABCOCK: Can you address that when you come back?

MR. SHAW: I'll find out from the owner specifically what he has intended.

MR. VAN LEEUWEN: They are going to also put a detail shop in there, they are going to detail their own cars?

MR. SHAW: It's only two bays because it's not a--

MR. VAN LEEUWEN: But they are going to clean them up.

MR. SHAW: Very possibly.

MR. VAN LEEUWEN: Steam the engines.

MR. SHAW: I don't know if it is going to be that, they have, I wish the owner was here, he was supposed to be but Mr. Greer must have got hung up somewhere but we'll have answers for those questions.

MR. PETRO: Note on the plan is important one, use.

MR. SHAW: Yes.

MR. VAN LEEUWEN: Do something with the landscaping, dress up the buildings.

June 28, 1995

19

MR. SHAW: Yes, please take a ride by the site, if you have the chance, cause not a lot of room for landscaping. It's all built out, it's 70 feet wide.

CENTRAL GATE

MR. BABCOCK: I have one item down at Central Gate in Vails Gate, the guy made a proposal, you referred it to the Zoning Board. We haven't done the paperwork to get to the Zoning Board, it takes some time. He was sick and he wasn't the owner of the project wasn't at the planning board meeting and he was told by his representative that there was certain members of the planning board that was concerned about the way the property looked and wanted it addressed and the buildings fixed up and whatever. He came to me today and asked me if he could get a building permit to do that. He'd be more than happy to do the outside, do the, wrap the soffits with vinyl, put in the windows, whatever it takes, whatever he is going to do and I told him that I couldn't give him a building permit until final approval.

MR. PETRO: Give him a building permit.

MR. VAN LEEUWEN: Yes.

MR. BABCOCK: Quite honestly, some of the things that he wanted to do doesn't even require a building permit but I didn't want him to do any work until you guys said okay.

MR. PETRO: No matter what he does, don't stop him.

MR. EDSALL: He's acting on his own risk relative to any approvals.

MR. VAN LEEUWEN: I make a motion to adjourn.

MR. DUBALDI: Second it.

ROLL CALL

| | |
|-----------------|-----|
| MR. VAN LEEUWEN | AYE |
| MR. STENT | AYE |

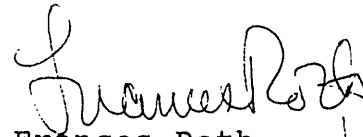
July 12, 1995

80

MR. LANDER
MR. DUBALDI
MR. PETRO

AYE
AYE
AYE

Respectfully Submitted By:


Frances Roth
Stenographer 7/15/95



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

June 28, 1995

Gregory J. Shaw
744 Broadway
Newburgh, NY 12550

Re: Tax Map Parcel #70-1-4
Owner: Gregory P. Greer

Dear Mr. Shaw:

According to our records, the attached list of property owners are within five hundred (500) feet of the above-referenced property.

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's office.

Sincerely,

Leslie Cook /po
LESLIE COOK
Sole Assessor

/po
Attachment
cc: Patricia A. Barnhart
Myra Mason

Leonardo, Constantine
94 Maple St.
Newburgh, NY 12550

Leonardo, Samuel
7 Dogwood Hills Rd.
Newburgh, NY 12550

House of Apache Properties, Ltd.
52 Elm St.
Huntington, NY 11743

Hughes, Terry Scott
18 Ellison Dr.
New Windsor, NY 12553

Mans Brothers Realty, Inc.
PO Box 247
Vails Gate, NY 12584

Panella, Emilio, As Trustee
PO Box 473
Vails Gate, NY 12584

VG Maximus, Inc.
c/o Joseph Pisani
203 Cambridge Ct.
New Windsor, NY 12553

Wreford, Lorene V. &
Douglas, John
16 Marshall Dr.
New Windsor, NY 12553

Driscoll, Michael J. & Nancy L.
18 Marshall Dr.
New Windsor, NY 12553

Edwards, Ronald & Edna
20 Marshall Dr.
New Windsor, NY 12553

Harris, Benjamin & Bella
PO Box 780
Cornwall, NY 12518

Abrams, Harold & Yvonne B.
Po Box 462
Vails Gate, NY 12584

NYS Dept. of Transportation
Office of the State Comptroller
A.E. Smith Office Bldg.
Albany, NY 12236

Grana, John
412 Windsor Highway
New Windsor, NY 12553

Primavera Properties, Inc.
PO Box 177
Vails Gate, NY 12584

Angelo Rosmarino Enterprises, Inc.
PO Box 392
Vails Gate, NY 12584

Amerada Hess Corp.
c/o Dean E. Cole, Mgr.
Property Tax Dept.
1 Hess Plaza
Woodbridge, NJ 07095

MCB Partnership
Route 211 East
& Carpenter Ave.
Middletown, NY 10940

Brambury Associates
765 Elmgrove Rd.
Rochester, NY 14624

TGS Associates, Inc.
15 E. Market St.
Red Hook, NY 12571

S & S Properties, Inc.
123 Quaker Rd.
Highland Mills, NY 10930

Conna Corporation
c/o Dairy Mart #6668
Prop. Admin. Dept.
One Vision Dr.
Enfield, CT 06082

Reed, Clarence & Zenobia B.
3 Truex Dr.
New Windsor, NY 12553

Luongo, Angelo &
Buckheit, Marian L.
8 Kearney Dr.
New Windsor, NY 12553

Russell, Julian & Virginia
15 Truex Dr.
New Windsor, NY 12553

Nevico, Howard C. & Margaret Q.
PO Box 92
Vails Gate, NY 12584

Zaccardi, Joseph A. & Melody Gay
11 Truex Dr.
New Windsor, NY 12553

Norstar Bank of Upstate NY
Facilities Management
PO Box 911
Newburgh, NY 12553

Shedden, Joan A.
Box 608A
Vails Gate, NY 12584

Quino, John J. &
Mellick, Gregory
c/o Gregory Mellick
135 W. Nyack Rd.
Nanuet, NY 10954

The Vails Gate Fire Co.
PO Box 101
Vails Gate, NY 12584

Albany Savings Bank
94 Broadway
Newburgh, NY 12550

R&S Foods, Inc.
249 North Craig St.
Pittsburgh, PA 15213

Reynolds, Larry
4 Truex Dr.
New Windsor, NY 12553

Smith, Christopher S. & Deborah
6 Truex Dr.
New Windsor, NY 12553

Lekis, Edward F. & Jo Ann M.
PO Box 204
Vails Gate, NY 12584

Melore, Philip M. & Christina M.
10 Truex Circle
New Windsor, NY 12553

VanderMaas, Brian K. & Bridgette A.
12 Truex Dr.
New Windsor, NY 12553

Fernandez, Michael A. & Mary F.
9 Truex Circle
New Windsor, NY 12553

Tosco, Salvatore & Carolina
7 Truex Circle
New Windsor, NY 12553

Bagarozzi, Michael &
Grimalda, Sanchez
18 Truex Dr.
New Windsor, NY 12553

Bencosme, Miguel R. & Barbara D.
16 Truex Dr.
New Windsor, NY 12553

Wynder, Kenneth N. Jr.
14 Truex Dr.
New Windsor, NY 12553

Gardner Plus 3
104 So. Central Ave.
Valley Stream, NY 11580-5461

Slepoy, William &
Slepoy, Andrew &
Slepoy, Jacqueline
104 S. Central Ave.
Valley Stream, NY 11580

Irizarry, Leonides Jr. & Theresa J.
20 Truex Dr.
New Windsor, NY



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: GREER SITE PLAN
PROJECT LOCATION: NYS ROUTE 94
SECTION 70 - BLOCK 1 -LOT 4
PROJECT NUMBER: 95-21
DATE: 28 JUNE 1995
DESCRIPTION: THE APPLICATION INVOLVES THE CHANGE IN USE OF
THE EXISTING BUILDINGS (FORMER CENTRAL GATE
PROPERTY) TO AN OFFICE, SALES, STORAGE AND
SERVICE FACILITY FOR USED CARS. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. The site appears to be a mixed-use (from a Zoning standpoint) for uses A-3 and A-16 (both uses by right), as well as use B-5 (Special Permit Use).

The existing lot is a narrow, deep lot, which is difficult to obtain zoning compliance on. This is demonstrated by the Bulk Table information on the plan. It appears that at least five (5) area type variances are required for the site. As such, I recommend that the Planning Board perform a concept review of the Site Plan, and following same, refer this plan to the Zoning Board of Appeals.

2. The Planning Board should be aware that a Public Hearing is required for this application, since the Special Permit use is proposed. As such, the Board may wish to authorize the scheduling of the Public Hearing by the Planning Board Chairman and Secretary, should the Applicant be successful in obtaining all necessary Variances. If so authorized, the Applicant could return to the Planning Board at the next meeting for a Public Hearing.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

A:greer.sh

RESULTS OF P.B. MEETING

DATE: June 28, 1995

PROJECT NAME: Greer, H. S.P. & Spec. Perm PROJECT NUMBER 95-21

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) V S) L VOTE: A 0 N 5 YES ✓ NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:


M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO


DISCUSSION/APPROVAL CONDITIONS:

Public Hearing - 500' Notice
Address flood draws before returning to Board
Note on plan - One business use
Site Visit required

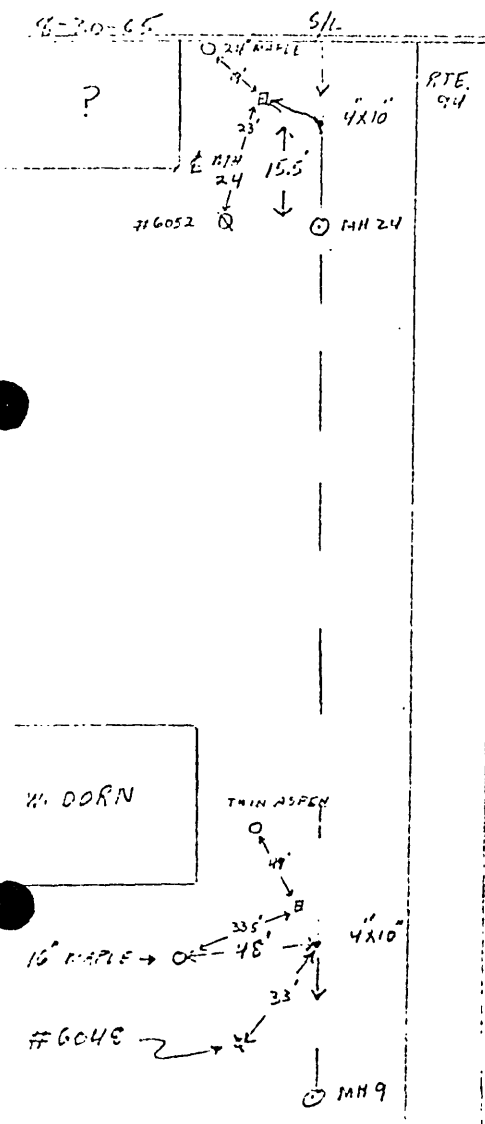
P.B. # 95-21 ESCROW

| | | | |
|---|---------------------|-----------|---------|
| GREGORY P. GREER 534-9130 | | 29-1/213 | 2328 |
| GABRIELA GREER | | | |
| P.O. BOX 212, SHIELDS ROAD | | 6-20 | 19 75 |
| CORNWALL, NY 12518 | | | |
| PAY TO THE ORDER OF | Town of New Windsor | \$ 750.00 | |
| Seven hundred fifty | | | DOLLARS |
|  Fleet Bank Cornwall, NY 12518 | | | |
| MEMO | ESCROW FEE | | |
| ⑆02⑆3000⑆9⑆ 52450 26023⑆ 2328 | | | |

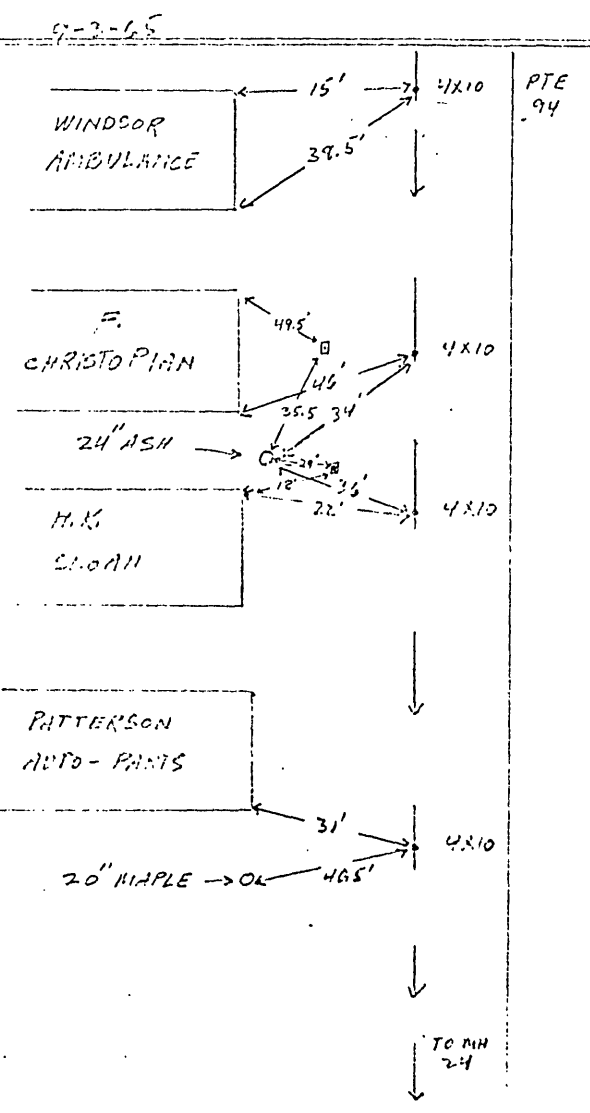
P.B. # 95-21 Application Fee

| | | | |
|---|---------------------|-----------|---------|
| GREGORY P. GREER 534-9130 | | 29-1/213 | 2327 |
| GABRIELA GREER | | | |
| P.O. BOX 212, SHIELDS ROAD | | 6-20 | 19 75 |
| CORNWALL, NY 12518 | | | |
| PAY TO THE ORDER OF | Town of New Windsor | \$ 200.00 | |
| Two hundred | | | DOLLARS |
|  Fleet Bank Cornwall, NY 12518 | | | |
| MEMO | Special permit | | |
| ⑆02⑆3000⑆9⑆ 52450 26023⑆ 2327 | | | |

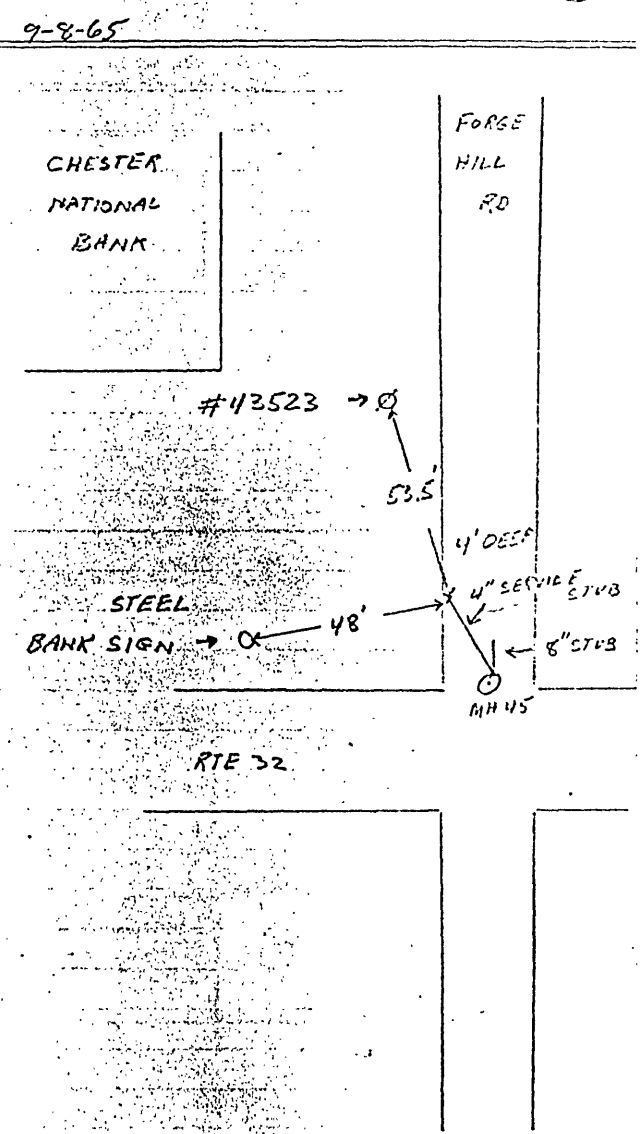
33



34



35





McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR

P/B # 95-21

WORK SESSION DATE: 20 SEPT '95

APPLICANT RESUB.
REQUIRED: New Plan for ity.

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Greer S/P

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Gry Greer/Gry Shan

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

* add note re office/sales and
Used car storage + service area
are to be one business. He does
reserve right to rent portion of
office use.

- disc sewer tie in → Egitto/GM
- add Variances to plans

next mtg 9/27 to sched P/H

4MJE91 pbwsform

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **95-21**

DATE PLAN RECEIVED: **RECEIVED SEP 22 1995** Rev 1

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved L

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Please notify water dept. to discuss
service connection -

HIGHWAY SUPERINTENDENT DATE

Steve Diodis - C.A.M.W. 9-26-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

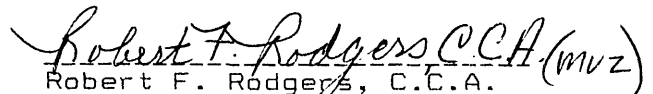
TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 25 September 1995
SUBJECT: Greer Site Plan

Planning Board Reference Number: PB-95-21
Dated: 22 September 1995
Fire Prevention Reference Number: FPS-95-046

A review of the above referenced subject site plan was conducted on 25 September 1995.

This site plan is acceptable.

Plans Dated: 21 September 1995 Revision 1


Robert F. Rodgers, C.C.A. (mvz)
Fire Inspector

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95- 21

DATE PLAN RECEIVED: RECEIVED JUN 22 1995

The maps and plans for the Site Approval Gregory Greer

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

Fred S. [Signature]
HIGHWAY SUPERINTENDENT

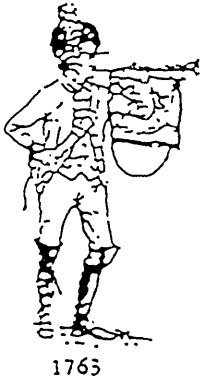
7/18/95
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95-21

DATE PLAN RECEIVED: RECEIVED JUN 22 1995

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Gregory P. Greer has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Notify water dept. for further info-
relating to water service.

HIGHWAY SUPERINTENDENT DATE

Steve J. D. CAMO. 6-29-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE


TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 28 June 1995
SUBJECT: Greer Site Plan

Planning Board Reference Number: PB-95-21
Dated: 22 June 1995
Fire Prevention Reference Number: FPS-95-038

A review of the above referenced subject site plan was conducted on 27 June 1995.

This site plan is acceptable.

Plans Dated: 20 June 1995


Robert F. Rodgers, C.C.A.
Fire Inspector

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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(914) 562-8640
- ☐ Branch Office
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Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B # 95-21

WORK SESSION DATE:

17 May 95

— APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

No

Yes

PROJECT NAME:

Greer

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT:

Cory Shaw

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

FILE
PREVENTION
BUREAU

Since < 1A parking, 30' fire lane doesn't apply
no longer require caretaker apt

will revise pks calc to subtract
bathrooms etc.

net area outside svc bays will ↓ (1/300)

+ shade pks in rear — rec re drainage

+ change sales area to front bldg —
rear show as storage.

4MJJE91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
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New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 95-21
WORK SESSION DATE: 5 Apr 95 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Presub REQUIRED: Presub
PROJECT NAME: Greer S/P
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Greg Greer
MUNIC REPS PRESENT: BLDG INSP. Li TH
FIRE INSP. Brian
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Central Gate site (87.58%) (NO 4/5)
- S/P for central gate didn't approve caretaker apt
A-3 Office B-5 svc repair garage
A-10 Caretaker Apt A-16 Used car sales
- Special Permit
- ZBA - used car & caretaker (Bulk)
- note re single business (2 uses) combined operation
- John says need variance from fire prevention
human for < 30' fire lane
- show garage doors

4MJ91 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan X Spec. Permit X

1. Name of Project New Facility For Gregory P. Greer

2. Name of Applicant Gregory P. Greer Phone 534-9130

Address P.O. Box 212, Cornwall, New York 12518
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record Same As Applicant Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan Gregory J. Shaw, P.E.

Address 744 Broadway, Newburgh, New York 12550
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney _____ Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning
Board Meeting Gregory J. Shaw Phone 561-3695
(Name)

7. Project Location: On the South side of NYS Route 94
800 feet East of NYS Routes 32 and 300
(direction) (street)

8. Project Data: Acreage of Parcel 0.445 Zone C
School Dist. Newburgh Consolidated School District

9. Is this property within an Agricultural District containing
a farm operation or within 500 feet of a farm operation
located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the
attached Agricultural Data Statement.

10. Tax Map Designation: Section 70 Block 1 Lot 4

11. General Description of Project: Utilization of the existing
buildings as one combined business involving office, vehicle sales and
vehicle service

12. Has the Zoning Board of Appeals granted any variances for
this property? yes X no.

13. Has a Special Permit previously been granted for this
property? yes no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the
property owner, a separate notarized statement from the owner
must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and
states that the information, statements and representations
contained in this application and supporting documents and
drawings are true and accurate to the best of his/her knowledge
and/or belief. The applicant further acknowledges responsibility
to the Town for all fees and costs associated with the review of
this application.

Sworn before me this

21 day of JUNE 1995

[Signature]
Applicant's Signature

[Signature]
Notary Public JOANN M. KOVACS
Notary Public, State of New York
No. 01K05038851
Qualified in Ulster County
Commission Expires February 6, 1997

TOWN USE ONLY:

RECEIVED JUN 22 1995

Date Application Received

95 - 21

Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Gregory P. Greer, deposes and says that he
(Applicant)
resides at 212 Shields Road, Cornwall
(Applicant's Address)
in the County of Orange
and State of New York
and that he is the applicant for the New Facility For Gregory P. Greer
(Project Name and Description)
which is the premises described in the foregoing application and
that he has authorized Gregory J. Shaw, P.E.
(Professional Representative)
to make the foregoing application as described therein.

Date: 6-20-95

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---|
| 1. <u>X</u> Site Plan Title | 29. <u>N/A</u> Curbing Locations |
| 2. <u>X</u> Applicant's Name(s) | 30. <u>N/A</u> Curbing Through Section |
| 3. <u>X</u> Applicant's Address(es) | 31. <u>N/A</u> Catch Basin Locations |
| 4. <u>X</u> Site Plan Preparer's Name | 32. <u>N/A</u> Catch Basin Through Section |
| 5. <u>X</u> Site Plan Preparer's Address | 33. <u>N/A</u> Storm Drainage |
| 6. <u>X</u> Drawing Date | 34. <u>X</u> Refuse Storage |
| 7. <u>X</u> Revision Dates | 35. <u>X</u> Other Outdoor Storage |
| 8. <u>X</u> Area Map Inset | 36. <u>X</u> Water Supply |
| 9. <u>X</u> Site Designation | 37. <u>N/A</u> Sanitary Disposal System |
| * 10. <u> </u> Properties Within 500' of Site | 38. <u>N/A</u> Fire Hydrants |
| * 11. <u> </u> Property Owners (Item #10) | 39. <u>N/A</u> Building Locations |
| 12. <u>X</u> Plot Plan | 40. <u>N/A</u> Building Setbacks |
| 13. <u>X</u> Scale (1" = 50' or lesser) | 41. <u>N/A</u> Front Building Elevations |
| 14. <u>X</u> Metes and Bounds | 42. <u>N/A</u> Divisions of Occupancy |
| 15. <u>X</u> Zoning Designation | 43. <u>N/A</u> Sign Details |
| 16. <u>X</u> North Arrow | 44. <u>X</u> Bulk Table Inset |
| 17. <u>X</u> Abutting Property Owners | 45. <u>X</u> Property Area (Nearest 100 sq. ft.) |
| 18. <u>X</u> Existing Building Locations | 46. <u>X</u> Building Coverage (sq. ft.) |
| 19. <u>X</u> Existing Paved Areas | 47. <u>X</u> Building Coverage (% of Total Area) |
| 20. <u>X</u> Existing Vegetation | 48. <u>X</u> Pavement Coverage (sq. ft.) |
| 21. <u>X</u> Existing Access & Egress | 49. <u>X</u> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <u>N/A</u> Landscaping | 50. <u>X</u> Open Space (sq. ft.) |
| 23. <u>X</u> Exterior Lighting | 51. <u>X</u> Open Space (% of Total Area) |
| 24. <u>N/A</u> Screening | 52. <u>X</u> No. of Parking Spaces Prop. |
| 25. <u>N/A</u> Access & Egress | 53. <u>X</u> No. of Parking Spaces Req. |
| 26. <u>X</u> Parking Areas | |
| 27. <u>N/A</u> Loading Areas | |
| 28. <u>N/A</u> Paving Details (Items 25-27) | |

* DENOTES "TO BE PROVIDED
FOR PUBLIC HEARING"

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. _____ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: 
Licensed Professional

Date: June 9, 1995

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

| | | | |
|--|--|--|--|
| 1. APPLICANT /SPONSOR Gregory P. Greer | | 2. PROJECT NAME New Facility For Gregory P. Greer | |
| 3. PROJECT LOCATION: Municipality Town Of New Windsor County Orange | | | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) The property is located on the south side of NYS Route 94, 800 feet east of NYS Routes 32 and 300 | | | |
| 5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration | | | |
| 6. DESCRIBE PROJECT BRIEFLY: The utilization of an existing site and buildings as one combined business involving office, vehicle sales, and vehicle service. | | | |
| 7. AMOUNT OF LAND AFFECTED: Initially 0.445 acres Ultimately 0.445 acres | | | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly | | | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: | | | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals | | | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval Site Plan Approval for an office use by the New Windsor Planning Board | | | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE | | | |
| Applicant/sponsor name: Gregory P. Greer | | Date: June 9, 1995 | |
| Signature: <i>Gregory P. Greer</i> Engineer For The Applicant | | | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

| | |
|---|--|
| A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) | |
| C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: | |
| No | |
| C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: | |
| No | |
| C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: | |
| No | |
| C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: | |
| No | |
| C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: | |
| No | |
| C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: | |
| No | |
| C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: | |
| No | |
| D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No If Yes, explain briefly |

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town Of New Windsor Planning Board

Name of Lead Agency

James Petro

Print or Type Name of Responsible Officer in Lead Agency

Chairman

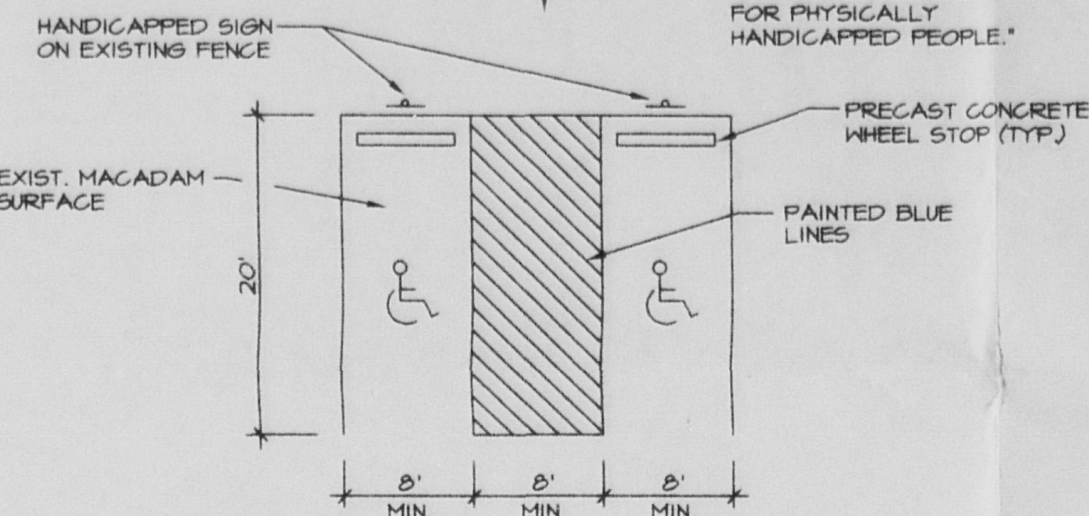
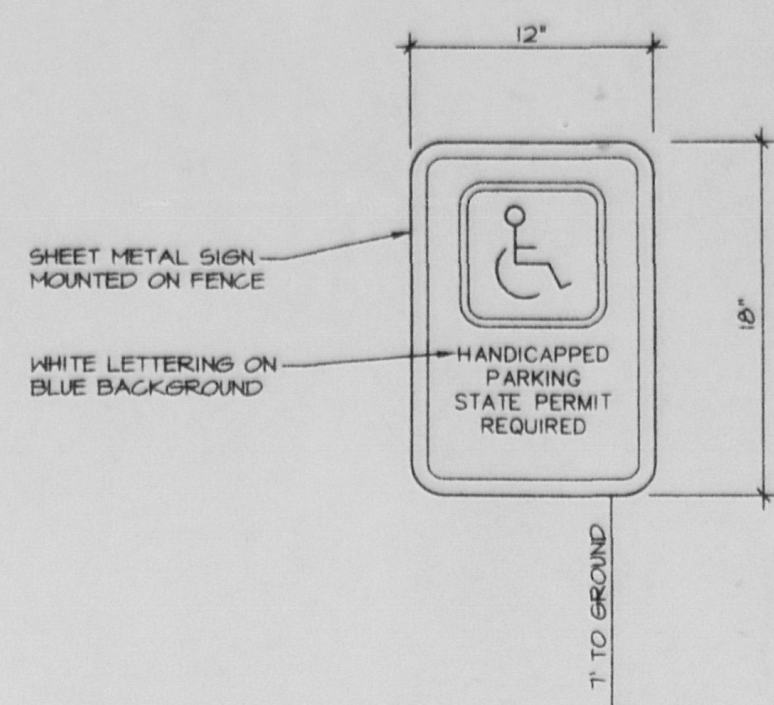
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

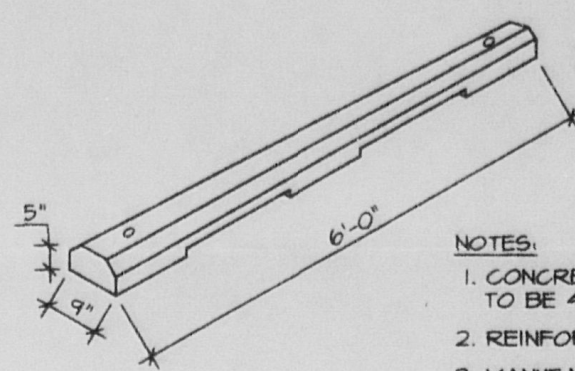
Gregory J. Shaw, P.E.

Signature of Preparer (If different from responsible officer)

Date



HANDICAPPED SIGN & SPACE DETAIL
NOT TO SCALE



WHEEL STOP DETAIL
NOT TO SCALE

| LIGHTING SCHEDULE | | |
|-------------------|-------------------------------|-----------------|
| MARK | TYPE | MOUNTING HEIGHT |
| L1 | 100 WATT HIGH PRESSURE SODIUM | 10 FT. |
| L2 | 150 WATT HIGH PRESSURE SODIUM | 12 FT. |

| UTILITY MATERIAL SPECIFICATIONS | |
|---------------------------------|-----------------|
| SANITARY SEWER SERVICE: | PVC SDR-35 |
| WATER SERVICE: | COPPER "TYPE K" |

NOTES

- ZONING DISTRICT: C ZONE
- RECORD OWNER & APPLICANT: GREGORY P. GREER
P.O. BOX 212, SHIELDS ROAD
CORNWALL, N.Y. 12518
- TOTAL PARCEL AREA: 0.445 ACRES
- TAX MAP DESIGNATION: SECTION 10, BLOCK 1, LOT 4
- ELEVATIONS INDICATED ARE REFERENCED TO AN ARBITRARY DATUM.
- BOUNDARY, TOPOGRAPHIC AND UTILITY INFORMATION OBTAINED FROM DRAWING PREPARED BY ROBERT D. KALAKA, L.S. IN JUNE OF 1985.
- IT IS THE APPLICANT'S PROPOSAL TO OPERATE THE SITE AS ONE COMBINED BUSINESS, THAT IS, THE SALES, SERVICE, AND BUSINESS ADMINISTRATION (OFFICE) OF USED CARS. THE APPLICANT MAY LEASE UNUSED OFFICE SPACE TO OTHER BUSINESSES.
- LOCATION OF EXISTING 1 1/2" WATER SERVICE WAS OBTAINED FROM FILES OF THE WATER DEPT.
- THE SUBJECT PROJECT HAS BEEN REVIEWED BY THE NEW WINDSOR FIRE PREVENTION BUREAU, AND AS THE PROPERTY IS UNDER ONE ACRE IT IS NOT APPLICABLE TO THE VNT LAM FOR FIRE LINES.
- THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED APPROXIMATE, AND THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO EXCAVATION. NEW YORK STATE INDUSTRIAL CODE REQUIRES TWO (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING, OR BASTING. UNDERGROUND UTILITIES CENTER TELEPHONE NO. 15 1-800-245-2828.
- NO OUTSIDE STORAGE OF REFUSE SHALL BE PERMITTED.
- A CONDITION OF SITE PLAN APPROVAL IS THAT THE OWNER GRANT A 15' WIDE EASEMENT TO THE TOWN OF NEW WINDSOR FOR DRAINAGE IMPROVEMENTS. THE OWNER WILL BE OBLIGATED TO EXECUTE THE EASEMENT DOCUMENTS UPON THE REQUEST BY THE TOWN OF NEW WINDSOR.
- AT ANY TIME IN THE FUTURE SHOULD FLOOR DRAINS BE INSTALLED IN THE 2 BAY SERVICE AREA, AN OIL / WATER SEPARATOR SHALL BE INSTALLED ON THE DRAIN LINE PRIOR TO CONNECTING TO THE BUILDING'S WASTE LINE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE TOWN OF NEW WINDSOR.
- FREE STANDING SIGN SHALL CONFORM TO ZONE C (DESIGN SHOPPING) AT THE TIME OF INSTALLATION.
- LOCATIONS OF EXISTING WATER, SANITARY SEWER, GAS, ELECTRIC AND TELEPHONE UTILITIES FOR THE SOUTH BUILDING PROVIDED BY OWNER.

ZONING SCHEDULE

ZONE: C - DESIGN SHOPPING
USE: A-3 - BUSINESS OFFICE (PREVIOUSLY APPROVED BY THE PLANNING BOARD AS PROJECT 8758)
USE: A-16 - USED CAR SALES
USE: B-5 - SERVICE REPAIR GARAGE

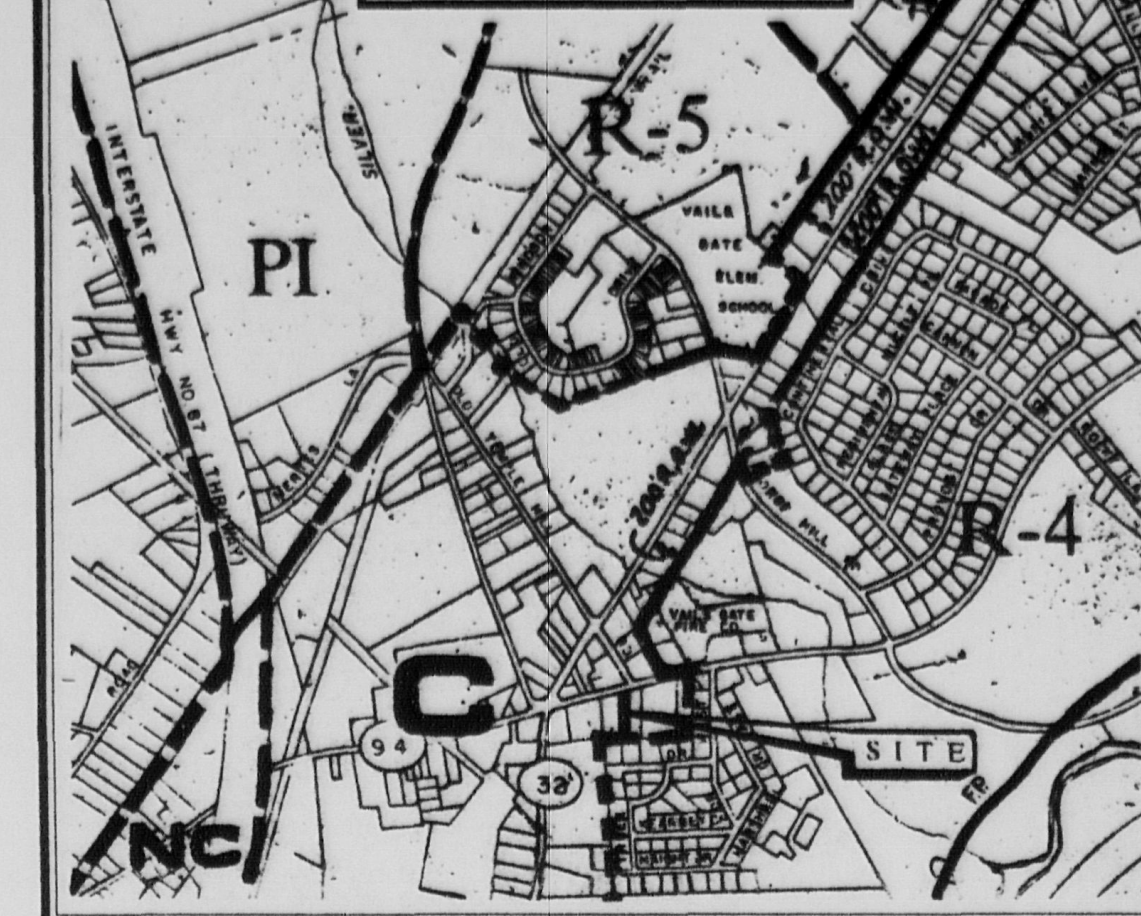
| | A-3 REQUIRED | A-16 REQUIRED | PROVIDED |
|--|-----------------|------------------|----------------|
| LOT AREA | 40,000 S.F. | 80,000 S.F. | 19,381 S.F. ** |
| LOT WIDTH | 200 FT. | 200 FT. | 10 FT. ** |
| FRONT YARD DEPTH | 60 FT. | 60 FT. | 164 FT. ** |
| SIDE YARD | 30 FT. | 30 FT. | 16 FT. ** |
| TOTAL BOTH SIDE YARDS | 70 FT. | 70 FT. | 34 FT. ** |
| REAR YARD DEPTH | 30 FT. | 30 FT. | 53 FT. ** |
| STREET FRONTAGE | N/A | N/A | 10 FT. |
| BUILDING HEIGHT (MIN. DIST. TO NEAREST LOT LINE) | 0.80 FT. | 8'-0" | 16'-6" ** |
| FLOOR AREA RATIO | 0.50 | 0.70 | 0.17 |

| COVERAGES | | |
|--|--|-------------------------|
| BUILDING COVERAGE % OF TOTAL AREA | | 3325.5 S.F. 16.7 % |
| PAVEMENT COVERAGE % OF TOTAL AREA | | 15,091.5 S.F. 77.4 % |
| OPEN SPACE COVERAGE % OF TOTAL AREA | | 1,054 S.F. 5.4 % |

| OFFSTREET PARKING | REQUIRED | PROVIDED |
|--|-----------------------------------|-----------------------------------|
| OFFICE 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA (1,494 S.F. / 200 S.F. PER SPACE) | 8 SPACES | 8 SPACES |
| SERVICE REPAIR GARAGE 4 SPACES PER SERVICE BAY, PLUS 1 PER 300 S.F. OF FLOOR AREA OUTSIDE OF SERVICE AREAS - 2 SERVICE BAYS (841.5 S.F. / 300 S.F. PER SPACE) *** | 8 SPACES 3 SPACES 11 SPACES | 8 SPACES 3 SPACES 11 SPACES |

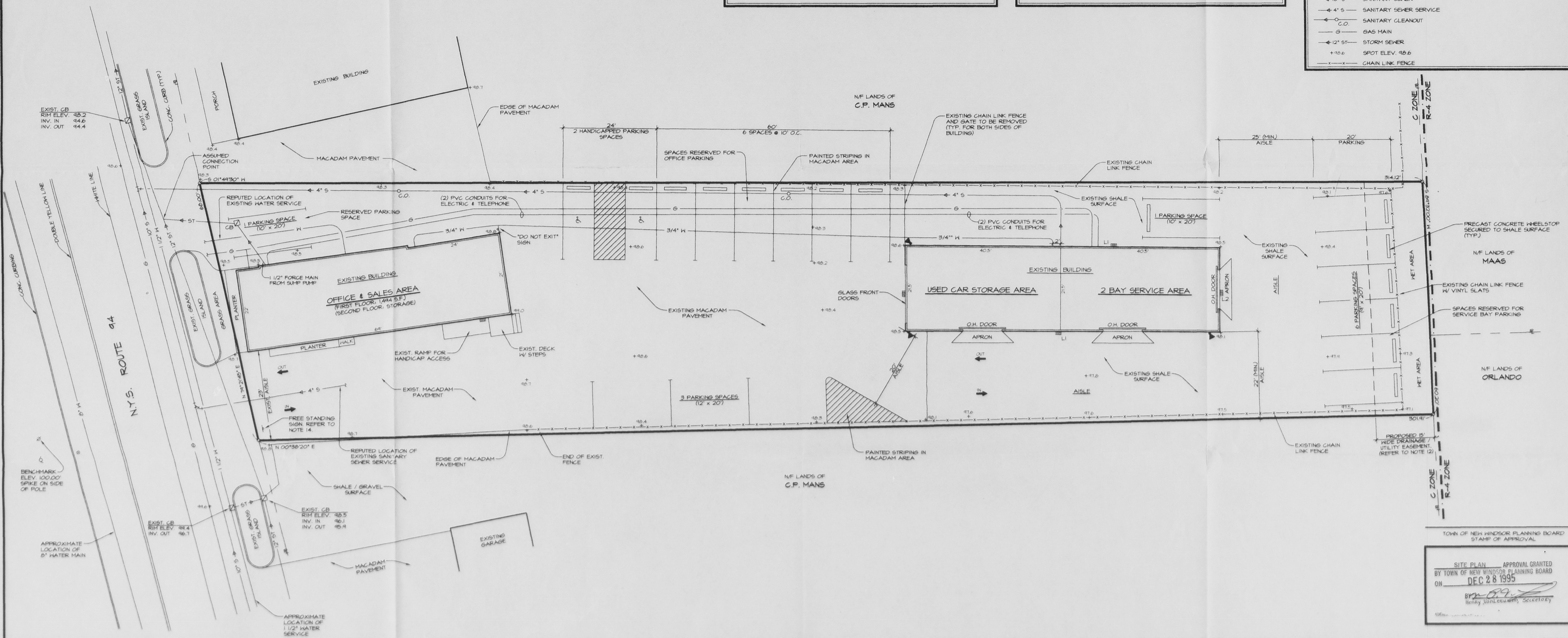
* DENOTES SPECIAL PERMIT REQUIRED BY PLANNING BOARD
** DENOTES VARIANCES OBTAINED FOR THE USED CAR STORAGE AREA / 2 BAY SERVICE AREA BASED UPON THE A-16 USE GROUP. VARIANCES WERE OBTAINED FROM THE NEW WINDSOR ZONING BOARD OF APPEALS ON SEPTEMBER 11, 1995.
*** EXCLUDES 50 S.F. FOR RESTROOM(S).

ZONING MAP



LEGEND

| EXISTING | NEW |
|---------------------------|---|
| BOUNDARY | WALL-PAK LIGHTING |
| ADJ. PROPERTY LINE | SPOT LIGHT ACTIVATED BY MOTION DETECTOR |
| CATCH BASIN | HANDICAPPED PARKING SPACE |
| UTILITY POLE | |
| SANITARY MANHOLE | |
| HYDRANT | |
| VALVE | |
| 8" WATER MAIN | |
| 3/4" WATER SERVICE | |
| 10" SANITARY SEWER | |
| 4" SANITARY SEWER SERVICE | |
| 12" SANITARY CLEANOUT | |
| 8" GAS MAIN | |
| 12" STORM SEWER | |
| 10.6 SPOT ELEV. 98.6 | |
| CHAIN LINK FENCE | |



TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON DEC 28 1995
BY *[Signature]*
Henry J. Monteleone, Secretary



Shaw Engineering
Consulting Engineers

744 Broadway Newburgh, N.Y. 12550

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| 2 | PLANNING BOARD COMMENTS OF NOV. 8, 1995 | 11-15-1995 |
|-------|---|------------|
| 1 | ADDED VARIANCES OBTAINED ON 9-11-1995 | 9-21-1995 |
| ISSUE | REVISION | DATE |

| | | |
|--------------------|--|------------------|
| Drawn By: J.R.J. | Drawing: SITE PLAN | OF |
| Checked By: G.J.S. | Project: NEW FACILITY FOR GREGORY P. GREER | |
| Scale: 1"=10' | | |
| Date: 6-20-1995 | N.Y.S. ROUTE 94 TOWN OF NEW WINDSOR, N.Y. | Project No. 9501 |